



Housing Kitsap General Operations

2018-2019 Budget & Footnotes

HISTORY

Formed in 1982, The Kitsap County Consolidated Housing Authority (KCCHA) is organized under the Housing Authorities Law of the State of Washington, under the Revised Code of Washington (RCW) 35.82. Upon formation KCCHA (Authority) was the first joint city-county housing authority in the state (RCW 35.82.300). KCCHA is a public body corporate and politic, exercising public and essential governmental functions (RCW 35.82.070).

In 2010 KCCHA underwent rebranding and began doing business as Housing Kitsap (HK). Areas of operation includes all of Kitsap County, excluding the City of Bremerton. The July 2017 population estimates for Kitsap County are 266,414. The City of Bremerton's population is estimated at 41,041, leaving a population in the areas served by Housing Kitsap of 225,373.

Housing Kitsap is governed by a 7-member board of directors, including Kitsap County Commissioners (3), the Mayors (or appointee) of Bainbridge Island, Port Orchard and Poulsbo, along with a resident from one of the Authority's properties.

The Authority has formed non-profit organizations and limited partnerships to facilitate acquisition and construction of public and private housing developments. Housing Kitsap owns and operates 904 units of affordable housing in 27 dwelling complexes including low rent public housing, independent living facilities for low income seniors. It has been offering and administrating the US Department of Agriculture's Mutual Self-Help program since 1973 and contracts with the Bremerton Housing Authority who administers the Section 8 Housing Assistance Payments Program.

TODAY

Housing Kitsap's budget reflects general estimates and plans for operations during the 2018-2019 fiscal year. This document also serves as an operational guide for the agency, its partnerships and departments.

Historically, Housing Kitsap has budgeted based on generally accepted accounting principles (GAAP) and while we continue to follow GAAP practices for financial reporting to outside agencies (auditors, creditors, partners), this is the second year where budgets are presented in a managerial accounting format. To compare and contrast, financial reporting is oriented toward producing a limited set of specific prescribed annual and quarterly financial statements in accordance with GAAP while managerial accounting provides essential data on operations and information to the managers and board who control operations. This information empowers managers to organize resources, direct personnel and control operations. Information generated from managerial accounting reports becomes the agency's operational scorecard.

DEBT:

Housing Kitsap, as an agency, as the following long-term debt obligations:

Line of Credit Workout Loan: Formerly with US Bank, this line of credit originated in 2004 and has had multiple extensions. The debt was sold to National Loan Acquisitions Company (NLAC) in June 2018. At the time of this writing, NLAC offered to extend the line of credit for 84 months (7 years) at a higher interest rate, but Housing Kitsap's Board of Directors has not approved the offer. This amount is placed in the budget as a placeholder for the debt. Should the extension offer not be accepted, this budgeted line item will change. The balance of the loan as of 6/10/2018 is \$849,829.45.

County Loan Agreement (CLA): Payments are principal and interest amounts made semi-annually to Kitsap County in accordance with the terms set-forth in 2013, for Loan A and Loan B. The County agreed to a 3-year deferral of \$300,000 annual payments from Loan A for fiscal years 2018, 2019 and 2020. Housing Kitsap continues to pay the 2005 Bond obligations to the County.

It should be noted that there is a milestone payment of \$3.15 million due on 12/1/2019 and through November 2017, \$4,130,391 has been paid, far exceeding the milestone requirements.

2018-2019 FINANCIAL GOALS AND OBJECTIVES

There are 3 major financial goals for the 2018-2019 fiscal year:

1. Complete conversion to MRI/BOSTON POST ERP [Enterprise Resource Planning] software.
2. Reduce Agency operating expenses.
3. Improve Agency cash flow.

The budget for Housing Kitsap operations reflects a net operating deficit of **\$289,617**, after capital expenses of \$40,000. Every effort is being made to reduce expenses and increase revenues. It is anticipated that HK will receive a 1-time distribution from the Facilitators of \$651,000 and will use this amount to offset the deficit when received.

PROPERTIES:

The charts below represent properties owned in full by Housing Kitsap or in Low Income Housing Tax Credit (LIHTC) partnerships as outlined in Section 42 of the Internal Revenue Service code, and Public Housing units. Component units are also LIHTC properties and operate with a calendar year fiscal year.

Component Units

Partnership Name	Property Name	# Of Units	Fund / Project	Type	Housing	Fiscal Year End
Kitsap Apartments	Conifer Woods / Port Orchard Valley	72	6000/3002	LIHTC	Family	12/31
	Kingston Ridge	43	6000/3006		Family	12/31
	Park Place	86	6000/3007		Family	12/31
Liberty Bay Apartments	Liberty Bay	16	6047	LIHTC - Exiting 2018	Kitsap Mental Health	12/31
Railroad	Fjord Vista II	16	6413	LIHTC	RD-Low Income	12/31
Heritage	Heritage	57	6045	LIHTC - Exiting 2018	Section 8 HUD	12/31
Viewmont East	Viewmont	77	6046	LIHTC - Exiting 2018	Section 8 HUD	12/31
Red Barn	Port Orchard Vista	42	6051	LIHTC	Senior Housing	12/31
TOTAL		409				

Public Housing – Fund 3101

Housing Name	# of Units	Project #
Austurbruin Apartments	10	
Coventry Apartments	15	
Fairview Apts / Lester Court	33	
Golden Tides I	15	
Nollwood Apartments	48	
Scattered Sites (15 units; 7 sites)		
Olson Road	1	
Roy Road	4	
Munson	5	
Strand	1	
Boundary	4	
TOTAL	136	

HK Owned Properties

Project Name	# of Units	Type	Fund
550 Madison Apartments	13	Family	3550
Rhododendron Apartments	51	Family – USDA / RD	3402
Windsong Apartments	36	Family – USDA / RD	3403
Finch Place Apartments	29	Senior – USDA / RD	3404
Fjord Manor Apartments	38	Senior – USDA/ RD	3401
Golden Tides III Apartments	45	Senior	3048
Madrona Manor Apartments	40	Senior	3050
Orchard Bluff Mobile Home Park	89	Senior – DOC (88 sp; 1 SFH)	3015
TOTAL	341		

HK Communities Partnerships

Project Name	# of Units	Type	Fund
Dyes Inlet – GTII	18	Senior Housing	6049
TOTAL	18		

Budget Assumptions and Footnotes

The Authority receives revenue from a variety of sources, including rent from tenants, federal and state grants, property management fees and developer fees.

Revenue (\$1,902,878):

Many of the properties that have fee agreements with Housing Kitsap also have waterfall provisions which only allow for payment with sufficient cash flow. For budgeting purposes, properties with negative cash flow have been offset by those with positive cash flow. When properties do not have sufficient cash flow to pay fees included in a waterfall schedule, said fees will be offset with positive cash flow at other properties.

3203-01 – Administrative Fees: Housing Kitsap received an administrative fee from HUD as part of the Section 8 voucher program. The fees are divided between the Bremerton Housing Authority, who manages Housing Kitsap’s vouchers and Housing Kitsap. The total estimated amount of \$57,153 for the 2019 fiscal year is based on historical actuals.

3203-02 – Management Fees: There are management agreements for some, but not all, of the properties managed by Housing Kitsap. Some agreements are expired and some will become invalid when tax credit partners exit. A goal for 2018/2019 is to review all existing management agreements, renew where appropriate and execute agreements where none exist. The table below outlines management fees which are anticipated for the 2018 fiscal year:

Property	Mgmt. Fees	RD	Total Fees
Fjord Manor – RD	26,448	7,500	33,948
Rhododendron – RD	35,496	7,500	42,996
Windsong – RD	25,056	7,500	32,556
Finch Place – RD	20,184	7,500	27,684
Railroad Avenue Associates, LP / Fjord Vista II – RD	11,136	7,500	18,636
Park Place Apartments	53,580	–	53,580
Port Orchard Valley / Conifer Woods	47,640	–	47,640
Kingston Ridge	23,160	–	23,160
Heritage Apartments, LP	28,701	–	28,701
Viewmont Apartments, LP	38,760	–	38,760
Liberty Bay Associates, LP	23,370	–	23,370
Dye's Inlet Associates, LP	7,116	–	7,116
Red Barn / Port Orchard Vista	20,280	–	20,280
Bremerton Government Center Owners Association	57,153	–	57,153
TOTAL			455,580

3203-04 – Asset Management Fees: There are not any asset management fees anticipated during this fiscal year.

3203-05 – Developer Fees: There are not any developer fees anticipated during this fiscal year.

3203-06 – Bond Fees: Hostmark Services pays Housing Kitsap \$11,550 for conduit debt financing.

3203-07 – Commissions: There are not any commissions anticipated during this fiscal year.

3203-10 – Bookkeeping Fees: There are not any bookkeeping fees anticipated during this fiscal year.

3203-11 – Public Housing Admin Fee Earned: The Department of Housing and Urban Development (HUD) allows administrative fees to be charged for the management of the Housing Choice Voucher program. Bremerton Housing Authority manages Housing Kitsap's

voucher program. Housing Kitsap receives a portion of this fee based on reimbursements for direct costs, including staff time charged against the program. HUD announced in April that 76% proration was used to calculate the 2018 administrative fee rates. There is approximately \$30,000 estimated in revenue for the 2019 fiscal year.

3203-12 – Payroll Processing Fees: Housing Kitsap administers payroll for all properties, using the vendor Pay Northwest (Kronos timekeeping). Fees charged for processing payroll are billed directly to the properties and therefore there is not any revenue anticipated.

3203-13 – New Markets Tax Credit Consulting Fees: All the Facilitators' projects are complete. No fees are anticipated.

3203-14 – Partnership Administrative Fees: Partnership fees are paid based on waterfall agreements. Basically, the fees are not paid unless the property has sufficient cash flow. If Housing Kitsap anticipates collecting the following fees for partnership administration:

Property	Partnership Admin Fees
Port Orchard Valley / Conifer Woods	24,792
Park Place Apartments	29,613
Kingston Ridge	14,810
Heritage Apartments, LP	30,000
Viewmont Apartments, LP	30,000
Liberty Bay Associates, LP	18,730
Red Barn / Port Orchard Vista	32,340
Railroad Avenue Associates, LP / Fjord Vista II	4,536
TOTAL	184,821

3203-16 – Investor Services: There are not any investor services fees due to Housing Kitsap.

3203-18 – Tax Credit Monitoring Fees: There are no anticipated TCMF fees this year.

3203-19 – Tenant Services Fees: A base tenant services fee of \$10,000 is collected from the Red Barn partnership (beginning in 2004 and increasing at 2% annually). Revenue of \$13,452 is anticipated.

Property	Tenant Services Fee
Red Barn / Port Orchard Vista	13,452
TOTAL	13,452

3203-20 – Project Management Fees: There are not any project management fees anticipated during this fiscal year.

Interest Earned

3207-01 – Section 8 Interest Income: It is anticipated that we will receive approximately \$1,870 from Section 8 interest.

3207-02 – Investment Interest Income: Interest income from Self-Help unrestricted funds is estimated at \$3,000.

3207-03 – Mortgage Interest Income: Housing Kitsap receives mortgage interest income from the following sources:

Account Number	Property Description	Interest Income
5000-1520-3207-03	Capital Lease – Port of Bremerton	21,000
5000-3049-3207-03	Dyes Inlet - LOC	2,002
5000-3051-3207-03	Red Barn – PO Vista	2,185
5000-6002-3207-03 5000-6006-3207-03 5000-6007-3207-03	Kitsap Apts: Kingston Ridge, Park Place, Conifer Woods/PO Valley	372,186
TOTAL		397,373

3207-04 – General Investment Interest Income: There is \$125 estimated for investment interest income.

Other Project Revenue

3215-01 – Community Frameworks SHOP Revolved: A total of \$145,000 is anticipated to be revolved into unrestricted funds (1/3 for forgiven SHOP loans) from the following loans which are scheduled to be forgiven during the 2018/2019 fiscal year:

SHOP Loan KCCHA – 10-03	\$ 135,000
SHOP Loan KCCHA – 11-02	\$ 65,000
TOTAL	\$ 200,000

3215-08 – Indirect Expenses: Indirect expenses charged at 10% of total grant income for central office cost center expense are estimated at \$125,542.

3215-09 – Leased Space – NDGC: Housing Kitsap owns space in the Norm Dicks Government Center and leases it to Congressman Kilmer. The annual lease is \$17,220, which is reflected in

this revenue line item. After expenses of \$9,848 paid to the Bremerton Government Center Owners' Association, HK realizes a profit of \$7,372.

3215-10 – Closing Proceeds – Self Help: Housing Kitsap estimates receiving revenue of approximately \$15,000 for 20 lots scheduled to be closed at Prosperity Place. This occurs after lots are developed through the SHOP program and sold to homeowners (\$300,000).

3215-11 – Owner Distributions: Housing Kitsap owned properties who generate a profit and a portion of these profits are distributed to HK. Based on 2017/2018 property budgets at total of \$134,108 is anticipated in owner distributions and Public Housing proceeds.

3215-12 – Payment in Lieu of Taxes (PILOT): Public Housing pays Housing Kitsap PILOT estimated at \$26,000.

3215-13 – Land Lease collected: Lease income is collected from seven properties (Viewmont, Red Barn/PO Vista, Fjord Vista II, Heritage, Kitsap Apts: Kingston Ridge, Park Place, Conifer Woods/PO Valley), at \$12.00 each, a total of \$84 per year.

EXPENSES (\$2,152,495):

Salaries

4110-05 – Salaries & Wages – Administrative: This line item includes the salary or wages for the Executive Director, Executive Assistant, and an Office Manager. It is estimated at \$231,650.

4110-08 – Salaries & Wages – Business & Technology: Included in this line item are the salary and wages for finance, information technology, human resources, and accounting. They are estimated at \$571,066.

4110-09 – Salaries & Wages – Real Estate / Housing: These expenses are estimated at \$346,443 and encompass salaries or wages for the director, administrative manager, three portfolio managers, department and maintenance coordinators.

Benefits

4113-01 – Retirement – PERS: A total of \$142,740 is estimated employer contributions into full time employees' Public Employees' Retirement System accounts. This is calculated based on a 12.7% contribution rate.

4113-02 – Voya 457(b): Housing Kitsap matches up to 3.1% of employee contributions into a 457(b) retirement account. This is estimated at \$29,360.

4113-03 – Health Savings Account: For employees who choose the high deductible medical plan, Housing Kitsap contributes \$2,000 per employee (paid quarterly) into a Health Savings Account (HSA). Estimated this year at \$22,816.

4113-04 – Medical Insurance: Medical benefits are anticipated to increase 5% as of January 1. All cost increases are passed to employees so there is not increase included in the budgeted amount of \$127,180.

4113-05 – Dental Insurance: Annual dental insurance premiums range from \$46.47 to \$166.68. Dental insurance is offered to all employees and their families at no cost to employees. This estimated cost at \$25,021.

4113-06 – State Unemployment: Current unemployment rates taxed at 1.09% of gross wages up to \$47,300. This years estimated cost at \$8,597.

4113-07 – Workers Compensation (Labor & Industry): Workers' Compensation rates are charged at .97075 cents per hour worked. The total estimated cost for this budget is \$35,067.

4113-08 – Life Insurance – Group Life, AD&D, LTD: The current annual rate paid per employee ranges from \$83.60 to \$393.36 per employee, or \$6.97 to \$32.78 per month. The total budgeted amount is \$4,434.

4113-09 – Social Security & Medicare: Medicare is paid at 1.45% for all employees. Since Housing Kitsap offers PERS, the organization elected to opt out of Social Security. Regular full-time employees do not contribute; however, contributions are made for part-time employees who work under 32 hours per week. We anticipate paying Social Security (6.2%) for one part-time employee. The total estimated Social Security & Medicare budgeted at \$17,217.

4113-10 – Vision Insurance: Annual vision insurance premiums range from \$87.24 to \$229.68. Vision insurance is offered to all employees and their families at no cost to employees. This estimated cost at \$2,976.

Main Office – 2244 NW Bucklin Hill Rd

4128-01 – Electricity: This line item is based on five months of actual usage annualized over 12 months of occupied usage, plus 10% for seasonal usage (\$7,330).

4128-03 – Water: This line item is based on five months of actual cost annualized over 12 months for an estimate of \$900. Service is provided by Silverdale Water District.

4128-04 – Sewer: This line item is based five months of actual costs annualized over 12 months of actual use, for an estimate of \$840. Services are provided by Kitsap County.

4128-05 – Trash Removal: Refuse services are provided by Waste Management at \$245 per month with an estimated at \$2,940 annually.

4128-06 – Telephone: Voice over Internet Protocol via a PRS line is provided by CenturyLink at an estimated cost of \$4,704. Additionally, \$2,200 is paid for licensing & support. Long distance charges are estimated at \$600 a year. Total estimated cost is \$7,504.

4128-07 – Internet: An existing contract with Northwest Commnet (AKA Telebyte) was transferred from the Norm Dicks Government Center space for wireless service at the existing contract rate for wired service. The contract is for a monthly fee of \$925 expires in December 2018. We anticipate renegotiating costs down to \$600 per month. Estimated yearly cost of \$7,200.

4128-08 – Cleaning & Janitorial: A contract with Wally's Wax Works for janitorial services is \$850 per month and \$50 per month for supplies. Contract starting August 2, 2017 and expiring August 1, 2019. This equates to an annual budget of \$10,800 for this fiscal year.

4128-09 – Maintenance & Repairs: General routine and preventative maintenance costs estimated at \$2,500.

4128-10 – Landscaping: Landscaping services are included with the common area maintenance cost. Therefore, there is no budgeted amount for this line item.

4128-11 – Heating, Ventilation & Air Conditioning (HVAC): The annual service contract is billed quarterly at \$577.50 plus the cost of any parts, materials or repairs. Costs for unexpected repairs and two seasonal adjustments are also included at \$800. This line item is estimated at \$3,110.

4128-12 – Common Area Maintenance Fees: Housing Kitsap's share of common area maintenance (CAM) is estimated at \$1,922 quarterly. Common area costs include electricity, landscaping, water, irrigation/ditch maintenance and parking lot maintenance/sweeping. The total budgeted amount \$7,688.

4128-13 – Keys & Locks: A total of \$200 is budgeted for the replacement of locks and keys.

4128-14 – Security / Fire / Life Safety: There is a 3-year contract, commencing June 12, 2017, with Intellisystems for fire alarm monitoring, inspections. The cost is \$65 per month, equating to an annual budget of \$780. Additionally, there is a 3-year contract with Bird Electric for security monitoring services charged at \$60 per month or \$720 annually, budgeted for 12 months of the fiscal year, bringing the total budget to \$1,500.

4128-15 – Building Insurance: Insurance is provided through HAARP at an annual cost of \$2,638. The policy expires 6/1/2019.

9191 Washington Ave NW

4132-01 – Utilities: This line item includes electricity, water, sewer, and refuse removal. The utilities are estimated at \$6,360.

4132-02 – Telephone: Telephone service for the alarm system is estimated at \$1,060 annually.

4132-03 – Security / Fire / Life Safety: Security and Fire alarm monitoring is provided by Cintas Fire Systems and is estimated at \$105 per quarter, or \$420 annually.

4132-04 – Repairs & Maintenance Routine and preventative building maintenance is estimated at \$300 for the year.

4132-05 – Building Insurance: Property and Liability insurance premium through HAARP is budgeted at \$834.

4132-06 – Flood Insurance: Required flood insurance is estimated at \$2,200 per year – payment due February 2019.

Records Office – 9265 Bayshore Dr NW

4133-01 – Utilities: The annual budget amount of \$850 is based on annualized actuals and includes electricity, water, sewer, and natural gas.

4133-02 – Telephone: Telephone service is needed for staff access and alarm telephone services provided through CenturyLink Communications and a cell phone is provided by Verizon Wireless. Internet services are bundled with the main office service. Annual costs are as follows:

Alarm Telephone Line	\$1,133
Cell Phone	\$ 625
TOTAL	\$1,758

4133-03 – Security / Life Safety: A total of \$500 is estimated for alarm monitoring and annual fire extinguisher inspection.

4133-05 – The property and liability policy for the year is provided by AHRP and covered under the Dye's Inlet policy. Prorated cost for the records office are \$217.

Vehicles

These expenses cover two fleet vehicles used for general agency use – Toyota Prius and Ford Escape.

4148-01 – Repair & Maintenance: General service and routine maintenance for fleet vehicles is estimated at \$1,500 per vehicle or \$3,000.

4148-02 – Fuel: Because the price per gallon of gasoline is so volatile and unpredictable, determining a model formula for budgeting is very difficult. The budgeted amount based on 100 gallons of fuel at \$3.29 per gallon for a total of \$329.

4148-03 – Vehicle Insurance: The annual HAARP premium for both general agency vehicles is \$2,864. The premium includes full coverage with medical, which allows non-employees, who aren't covered by Labor & Industry insurance, to ride in the vehicles.

4148-04 – Tires: We do not anticipate replacing any tires this fiscal year.

Office Supplies

4152-01 – General Office Supplies: The \$7,430 budgeted in this line item is for the purchase of general office supplies such as file folders, notepads, pens, pencils, paperclips, holiday cards and door prizes as well as supplies for the first aid kit. Also included are the kitchen & sundry supplies as is the printer/copier paper.

4152-03 – Computer Peripherals: The \$500 budgeted toward computer expense is designated for the purchase of computer peripheral devices, mouse pads, cords, surge protectors and miscellaneous computer related items.

4152-04 – Printer/Copier Maintenance Agreements: This line item covers printer/copier lease and usage fees for the (4) printer/copier contracts for the main office and records room. Overage charges and additional supplies are also charged to this line item. The cost breakdown for the (4) copier leases are as follows:

Make	Lease - Monthly	Lease - Per Year	Estimated Monthly User Fees	Estimated Yearly User Fees	*Vendor Property Tax pass-through	Estimated Yearly Cost of Leased Copier
Sharp	162	1,944	300	3,600	100	5,644
Konica	209	2,508	150	1,800	120	4,428
Xerox WC5755	131	1,572	55	660	100	2,332
Xerox WC3550 Records Rm	27	324	3	36	0	360

*Pacific Office owns the printer/copiers and redirects this cost to HK.

TOTAL 12,764

4152-05 – Toner & Ink: Toner and ink cartridges that are not included in copier maintenance agreements are estimated at \$500.

4152-06 – Postage and Courier: Postage and occasional courier costs for general agency expenses are estimated at \$5,600. Property or project related postage is charged directly. Main Office postage averages \$100 per week plus \$400 per year in supplies.

4152-07 – Professional Printing: This line item is for professional printing and is estimated at \$800 for the year. This includes logo printed envelopes, window envelopes and stationary.

4152-08 – Miscellaneous Office Equipment: Small equipment such as calculators are charged against this line item. Expenses are estimated at \$300.

4152-09 – Furniture (under \$700) – The purchased of non-capital furniture items (under \$700) should be charged to this line item. There are not any expenses anticipated during this fiscal year.

Human Resources

4154-01 – Recruiting: Costs associated with recruiting general agency employees include advertising, job fairs, and interview related expenses (\$500).

4154-02 – Morale / Awards: Expenses in this line item are for an employee award program. It also includes funds for team building activities / special occasion, retirements, and other special acknowledgements. A total of \$2,500 is estimated.

4154-04 – Training – Block & Onboarding: The goal of training is to provide a complete onboarding experience for new employees as well as 40 hours of ongoing training provided to all employees, following the “block training” model (\$2,000).

4154-08 – Employee Engagement: Employee Ambassadors plan various events throughout the year. This line item is budgeted at \$1,000.

Training

These line items cover the cost of registration, travel, lodging and meal expenses associated with training. Training for property and project staff is budgeted within those budgets.

4155-01 – Administrative Training & Travel: Training and travel expenses are estimated based on \$400 per person, for a total of \$1,600.

4155-02 – Business & Technology Training & Travel: Training and travel expenses are estimated based on \$400 per person for a total of \$3,600.

4155-03 – Real Estate / Housing Training & Travel: Training and travel expenses are estimated based on attendance at the following training:

Training Description	Attendees	Cost Each	Total Cost
NCHM Tax Credit Specialist	2	705	1,410
PNRC NAHRO Annual Conference	3	260	780
2018 WA AHMA Conference	4	985	3,940
NCHM Managing Rural Development Eligibility	3	115	345
NCHM Managing HOME Program Eligibility	3	115	345
NCHM Practical Preventative Maintenance	1	115	115
NCHM Certified Voucher Specialist	3	675	2,025
NCHM Rural Housing Specialist	2	1,275	2,550
TOTAL			11,510

4155-04 – General Agency Training & Travel: The cost to bring in outside consultants for staff training is estimated at \$20,000.

Information Technology

4157-01 – Software Maintenance / Subscriptions – The following software subscriptions have cost broken down by user (where applicable) and total cost. Users included in this chart are for staff

whose costs are directly attributable to Housing Kitsap. Other user costs are billed directly to the project or property. Total amount budgeted \$46,456.

Subscription/Service	# of Licenses	Cost per License	Total Cost – Per Year
Symantec Endpoint Protection	19	18.57	353
Office 365 + Microsoft CALs	19	290.50	5,520
TeleMessage	8	42.00	336
MRI / Boston Post	20		32,545
Windows Server Standard Licenses [includes (1) System Center Configuration Manager]			1,002
Page Freezer Archiving for Housing Kitsap [Social Media]	N/A	N/A	3,600
TeamViewer Licensing	N/A	N/A	2,000
Cicso Support for Firewall	N/A	N/A	1,100
TOTAL			46,456

4157-02 – Computers / Printers – Non-Capital Purchases: This budgeted amount includes the purchase of (8) new monitors to replace aged and broken monitors. We are estimating that the cost of monitors is around \$150 each for a total of \$1,200.

4157-03 – IT Consultants: Occasionally Seitel Services, IT consultants, are used for assistance in making improvements to our technology infrastructure. Expenses are estimated at \$5,000.

4157-04 – Cellular Phone Service: Cellular phone access fees are estimated at \$52 a month per user for a total of (8) users, a total of \$4,992. Belts, clips, cases and other accessories are included in the annual budget as well as the replacement of damaged smart-phones or the odd phone that cannot be replaced with equipment on-hand for an estimated amount of \$1,000. Total estimated amount budgeted is \$6,000.

4157-05 – Website Hosting / Maintenance: Annual costs for domain licensing (4 at \$25 each) and hosting (\$100 monthly) are based on a contract rate with Hibu for a total estimated budgeted amount of \$1,300.

4157-06 – Intranet: The Agency's' *Intranet* is hosted by MyHub, a cloud based service at an estimated cost of \$1,200.

Professional Organizations

4160-01 – Professional Publications: Professional publications are estimated at \$500.

4160-02 – Professional Dues & Memberships: The following is a list of professional association dues and memberships paid by Housing Kitsap:

• NAHRO	\$ 1,858
• AWWA	1,100
• WHAP	500
• GFOA	160
• IREM	1,025
• AWC	500
• AASC	203
• National Rural Housing Coalition	4,000
• Kitsap Home Builders Assoc.	250
• Society for Human Resource Mgmt.	179
• Miscellaneous	500
TOTAL	\$ 10,275

Professional Fees

4175-08 – Accounting Services – Outside: There are not any outside accounting services anticipated.

4175-09 – Legal Fees: Legal fees are based on annualized actuals and are estimated at \$30,000.

4175-10 – Bank Fees: Housing Kitsap has several bank accounts, each of which charge monthly fees. The total estimate for annual bank fees attributable to HK is \$6,000.

4175-11 – Audit Expenses: Audit expense performed by the Washington State Auditor's office are based on last year's actual expenses, plus a 5% increase. Additionally, there is a Consultant fee of \$3,500 for financial statement and GASB review (\$70,000).

4175-12 – Bad Debt: Housing Kitsap does not extend credit as do properties through apartment rentals. Therefore, there is no bad debt anticipated.

4175-13 – Public Relations: There is a total of \$500 budgeted for general agency public relations. These expenses would include advertising, self-published articles, open-houses and the like.

4175-14 – Document Management: Contracting for document shredding services provides for document pickup once per month at two locations. The cost is \$3.13 per bin for regular pick-ups and we average 1-2 bins per month. Archives has approximately one bin picked up every quarter. A total of \$150 is budgeted.

4175-15 – Project Management Fees: There are not any project management fees anticipated.

4175-16 – Investor / Financial Services: There are not any investor or financial services fees anticipated.

4175-17 – Payroll Processing: This line item is for an annual Pay Northwest services. The annual cost per employee is \$155.16. With 20 employees paid through HK Operations, the total annual expense is estimated at \$3,103. The cost for processing property employees will be charged directly.

4175-18 – Business Licenses: The \$200 budgeted in this line item covers the expense for annual Secretary of State filings as well as any other required license fees.

4175-19 – Other Professional Consulting: There is \$2,289 budgeted for payment to the Association of Washington Cities for Worker's Compensation claim (L&I) oversight.

4175-20 – Other Taxes & Licenses: There are not any other taxes or license fees anticipated.

4175-21 – Bremerton Government Owners' Association Dues: Dues payable to the Bremerton Government Owners' Association for space owned on the 5th floor of the Norm Dicks Government Center is estimated at \$13,440. The space is currently leased and occupied by Congressman Derek Kilmer and his staff.

4175-23 – RD Overage Charges: RD charges back rental subsidies for not submitting reports on time. There are no anticipated costs for this fiscal year.

Insurance

4181-03 – Insurance: Housing Authority Risk Retention Pool (HARRP) provides general liability insurance for the Housing Authority and all its properties. The policy is billed by unit/bare land. Errors and omissions costs are allocated based on the number of units as well as the number of employees and Board of Directors members. General agency costs are broken down as follows:

E & O (24 employees + 7 board members)	\$14,539
Mitchell	42
Almira	42
Olhava	42
Part Time / Seasonal employees	1,954
Total	\$16,619

Contingency

4183-01 – Contingency for Operations: There are not any funds budgeted for contingency expenses.

Debt Service

Short Term Debt – *Housing Kitsap does not have any short-term debt obligations (debt with a term of one-year or less.*

Long Term Debt

4198-01 – County Loan Agreement (CLA): Kitsap County granted a 3-year, \$300,000 deferral of payments toward the CLA, starting in the 2017/2018 fiscal year. The remaining obligation is \$71,250 per year.

4198-02 – Line of Credit Workout Loan: Formerly with US Bank, this line of credit originated in 2004 and has had multiple extensions. The debt was sold to National Loan Acquisitions Company (NLAC) in June 2018. At the time of this writing, NLAC offered to extend the line of credit for 84 months (7 years) at a higher interest rate, but Housing Kitsap's Board of Directors has not approved the offer. This amount is placed in the budget as a placeholder for the debt. Should the extension offer not be accepted, this budgeted line item will change. The balance of the loan as of 6/10/2018 is \$849,829.45. The total budgeted amount is \$156,000.

Capital Expenses

Vehicles

5000-01 – Vehicle Purchase: There is no budgeted amount for vehicle purchases.

Computers / Technology

5025-01 – Computers / Printers / Software: This line item is for the replacement of workstations, laptops, notebooks, servers, printers, and security infrastructure. The \$35,000 budgeted amount estimates the replacement of 12 computer workstations, and 3 laptops or additional tablets.

5025-02 – Servers & Infrastructure: There is \$5,000 budgeted for the replacement of one server and general system infrastructure upgrades. Investigation continues into alternative server options such as cloud based options with Azure or Amazon.

Administration

5030-01 – Office Equipment: There are not any capital office equipment expenditures anticipated.

5030-02 – Furniture: This line item is allocated for furniture replacement as existing furniture with condition and functionality issues. There are not any expenditures anticipated.

Capital - Departments

5040-01 – Real Estate & Housing: There are no anticipated expenditures for this fiscal year.

5040-02 – Business & Technology: There are no anticipated expenditures for this fiscal year.

5040-03 – Development: There are no anticipated expenditures for this fiscal year.

5040-04 – Self Help: There are no anticipated expenditures for this fiscal year.

Physical Plant – Main Office – 2244 NW Bucklin Hill Rd

5050-01 – Roof Replacement: There are not any funds allocated for roof replacement during this fiscal year. It should be noted that the roof is at the end of its useful life and as funds are available they should be allocated toward replacement.

5050-02 – HVAC Replacement: There are not any funds allocated for HVAC replacement during this fiscal year. It should be noted that the system is at the end of its useful life and as funds are available they should be allocated toward replacement.

5050-02 – Parking Lot: There is nothing budgeted for this line item as parking lot maintenance is included with common area expenses.

5050-04 – Electrical & Plumbing: There are not any major electrical or plumbing modifications planned during the fiscal year.

**Housing Kitsap
General Operating Budget - 5000-9901
Fiscal Year July 1, 2018 - June 30, 2019**

City Contracts:

Account	Account Description	FY 2018 Budget	FY 2019 Budget	Difference
REVENUE				
<u>FEES EARNED</u>				
3203-01	Administrative Fees Earned	57,153	57,153	0
3203-02	Management Fees Earned	417,384	455,580	38,196
3203-04	Asset Management Fees Earned	0	0	0
3203-05	Developer Fees Earned	0	0	0
3203-06	Bond Fees Earned	11,550	11,550	0
3203-07	Commissions	0	0	0
3203-10	Bookkeeping Fees Earned	0	0	0
3203-11	Public Housing Admin Fee Earned	0	30,000	30,000
3203-12	Payroll Processing Fees Earned	0	0	0
3203-13	NMTC Consulting Fees Earned	25,000	0	(25,000)
3203-14	Partnership Admin Fees Earned	184,721	184,821	100
3203-16	Investor Services	0	0	0
3203-18	Tax Credit Monitoring Fees Earned	26,965	0	(26,965)
3203-19	Tenant Services Fees Earned	13,188	13,452	264
3203-20	Project Management Fees Earned	0	0	0
	TOTAL FEES EARNED	735,961	752,556	16,595
<u>INTEREST EARNED</u>				
3207-01	Section 8 Interest Income	1,150	1,870	720
3207-02	Investment Interest Income	11,000	3,000	(8,000)
3207-03	Mortgage Interest Income	50,000	397,373	347,373
3207-04	General Investments Interest Income	2,000	125	(1,875)
	TOTAL INTEREST INCOME	64,150	402,368	338,218
<u>OTHER</u>				
3215-01	CDBG SHOP Revolved / Forgiven Loans	320,000	145,000	(175,000)
3215-08	Indirect Expenses	203,847	125,542	(78,305)
3215-09	Leased Space - NDGC	17,220	17,220	0
3215-10	Closing Proceeds - Self-Help	300,000	300,000	0
3215-11	Owner Distribution from Properties	312,109	134,108	(178,001)
3215-12	PILOT from Public Housing	26,000	26,000	0
3215-13	Land Lease Collected	84	84	0
	TOTAL OTHER REVENUE	1,179,260	747,954	(431,306)
	TOTAL REVENUE	1,979,371	1,902,878	(76,493)

**Housing Kitsap
General Operating Budget - 5000-9901
Fiscal Year July 1, 2018 - June 30, 2019**

City Contracts:

Account	Account Description	FY 2018 Budget	FY 2019 Budget	Difference
EXPENSES				
<u>SALARIES</u>				
4110-05	Salaries & Wages - Administrative	321,785	231,650	(90,135)
4110-08	Salaries & Wages - Business & Technology	888,669	571,066	(317,603)
4110-09	Salaries & Wages - Real Estate/Housing	245,943	346,443	100,500
	Total Salaries	1,456,397	1,149,159	(307,238)
<u>BENEFITS</u>				
4113-01	Retirement - PERS	180,876	142,740	(38,136)
4113-02	Voya - 457(b)	43,341	29,360	(13,981)
4113-03	Health Savings Account	28,822	22,816	(6,006)
4113-04	Medical Insurance	144,371	127,180	(17,191)
4113-05	Dental Insurance	30,435	25,021	(5,414)
4113-06	State Unemployment	19,792	8,597	(11,195)
4113-07	Workers' Compensation (L&I)	43,341	35,067	(8,274)
4113-08	Life Insurance - Group Life / AD&D / LTD	5,703	4,434	(1,269)
4113-09	Social Security / Medicare	20,946	17,217	(3,729)
4113-10	Vision Insurance	2,976	2,976	0
	Total Benefits	520,603	415,408	(105,195)
	TOTAL SALARIES & BENEFITS	1,977,000	1,564,567	(412,433)
<u>OPERATING EXPENSES</u>				
	EXPENSES MAIN OFFICE - 2244 NW BUCKLIN HILL RD			
4128-01	Electricity	6,765	7,330	565
4128-03	Water	1,955	900	(1,055)
4128-04	Sewer	1,500	840	(660)
4128-05	Trash Removal	3,092	2,940	(152)
4128-06	Telephone	5,600	7,504	1,904
4128-07	Internet [includes Records - 9265 Bayshore]	11,100	7,200	(3,900)
4128-08	Cleaning & Janitorial	9,350	10,800	1,450
4128-09	Maintenance & Repairs	2,500	2,500	0
4128-11	HVAC	2,376	3,110	734
4128-12	Common Area Maintenance Fees	5,766	7,688	1,922
4128-13	Keys & Locks	200	200	0
4128-14	Security / Fire / Life Safety	1,380	1,500	120
4128-15	Building Insurance	2,117	2,638	521
	Total Main Office	53,701	55,150	1,449

**Housing Kitsap
General Operating Budget - 5000-9901
Fiscal Year July 1, 2018 - June 30, 2019**

City Contracts:

Account	Account Description	FY 2018 Budget	FY 2019 Budget	Difference
EXPENSES - 9191 WASHINGTON AVE NW				
4132-01	Utilities	5,157	6,360	1,203
4132-02	Telephone	821	1,060	239
4132-03	Security / Life-Safety	420	420	0
4132-04	Repair & Maintenance	1,200	300	(900)
4132-05	Insurance	834	834	0
4132-06	Flood Insurance	2,103	2,200	97
	Total 9191	10,535	11,174	639
EXPENSES RECORDS OFFICE - 9265 BAYSHORE DR NW				
4133-01	Utilities	636	850	214
4133-02	Telephone	1,493	1,758	265
4133-03	Security / Life-Safety	720	500	(220)
4133-05	Insurance	217	217	0
	Total Records Office	3,066	3,325	259
VEHICLES				
4148-01	Repair & Maintenance	2,400	3,000	600
4148-02	Fuel	329	329	0
4148-03	Vehicle Insurance	2,864	2,864	0
4148-04	Tires	500	0	(500)
	Total Fleet	6,093	6,193	100
OFFICE SUPPLIES				
4152-01	Office	3,000	7,430	4,430
4152-03	Computer Peripherals	500	500	0
4152-04	Copier Maintenance Agreements	7,524	12,764	5,240
4152-05	Toner & Ink	500	500	0
4152-06	Postage & Courier	3,000	5,600	2,600
4152-07	Professional Printing	800	800	0
4152-08	Miscellaneous Office Equipment	300	300	0
4152-09	Furniture (under \$700)	0	0	0
	Total Office Supplies	15,624	27,894	12,270
HUMAN RESOURCES				
4154-01	Recruiting	500	500	0
4154-02	Morale/Awards	2,500	2,500	0
4154-04	Training - Block & Onboarding	2,000	2,000	0
4154-08	Employee Engagement	1,000	1,000	0
	Total Human Resources	6,000	6,000	0

**Housing Kitsap
General Operating Budget - 5000-9901
Fiscal Year July 1, 2018 - June 30, 2019**

City Contracts:

Account	Account Description	FY 2018 Budget	FY 2019 Budget	Difference
TRAINING				
4155-01	Administrative Training & Travel	1,600	1,600	0
4155-02	Business & Technology Training & Travel	6,000	3,600	(2,400)
4155-03	Real Estate Housing Training & Travel	18,010	11,510	(6,500)
4155-04	General Agency Training	40,000	20,000	(20,000)
	Total Training	65,610	36,710	(28,900)
INFORMATION TECHNOLOGY				
4157-01	Software Maintenance/Subscriptions	26,866	46,456	19,590
4157-02	Computers/Printers - Non Capital Purchase	0	1,200	1,200
4157-03	IT Consultants	5,000	5,000	0
4157-04	Cellular Phone Service	6,280	6,000	(280)
4157-05	Website Hosting / Maintenance	195	1,300	1,105
4157-06	Intranet	1,000	1,200	200
	Total Information Technology	39,341	61,156	21,815
PROFESSIONAL ORGANIZATIONS				
4160-01	Professional Publications	615	500	(115)
4160-02	Dues / Memberships	10,275	10,275	0
	Total Organizations	10,890	10,775	(115)
PROFESSIONAL FEES				
4175-08	Accounting Services - Outside	0	0	0
4175-09	Legal Fees	30,000	30,000	0
4175-10	Bank Fees	6,000	6,000	0
4175-11	Audit Expense	65,844	70,000	4,156
4175-12	Bad Debt	0	0	0
4175-13	Public Relations	1,200	500	(700)
4175-14	Document Management	150	150	0
4175-15	Project Management Fees	0	0	0
4175-16	Investor/Financial Services	0	0	0
4175-17	Payroll Processing Fees	3,724	3,103	(621)
4175-18	Business Licenses	200	200	0
4175-19	Other Professional / Consulting	2,289	2,289	0
4175-20	Other Taxes & Licenses	0	0	0
4175-21	BGCOA Dues - Leased 5th Floor	9,561	13,440	3,879
4175-23	RD - Overage Charge		0	0
	Total Professional Fees	118,968	125,682	6,714

**Housing Kitsap
General Operating Budget - 5000-9901
Fiscal Year July 1, 2018 - June 30, 2019**

		City Contracts:		
Account	Account Description	FY 2018 Budget	FY 2019 Budget	Difference
	INSURANCE			
4181-03	General Liability	15,828	16,619	791
4181-08	Other	0	0	0
	Total Insurance	15,828	16,619	791
	CONTINGENCY			
4183-01	Contingency for Operations	0	0	0
	Total Contingency	0	0	0
	TOTAL EXPENSES BEFORE DEBT SERVICE	2,322,656	1,925,245	(397,411)
				0
	Net Income (Loss) before Debt Service	(343,285)	(22,367)	320,918
	LONG-TERM DEBT			
4198-01	County Loan Agreement	71,250	71,250	0
4198-02	National Loan Acquisitions Company (LOC)	144,000	156,000	12,000
	Total Long-Term Debt	215,250	227,250	12,000
	TOTAL OPERATING EXPENSES	2,537,906	2,152,495	(385,411)
				0
	TOTAL INCOME (LOSS)	(558,535)	(249,617)	308,918

**Housing Kitsap
General Operating Budget - 5000-9901
Fiscal Year July 1, 2018 - June 30, 2019**

		City Contracts:		
Account	Account Description	FY 2018 Budget	FY 2019 Budget	Difference
<u>CAPITAL EXPENSES</u>				
	VEHICLES			
5000-01	Vehicle Purchase	0	0	0
	Total Vehicles	0	0	0
	COMPUTERS/ TECHNOLOGY			
5025-01	Computers / Printers / Software	35,000	35,000	0
5025-02	Servers & Infrastructure	5,000	5,000	0
	Total Computers	40,000	40,000	0
	ADMINISTRATION			
5030-01	Office Equipment	0	0	0
5030-02	Furniture	0	0	0
	Total Administration	0	0	0
	CAPITAL - DEPARTMENTS			
5040-01	Real Estate & Housing	0	0	0
5040-02	Business & Technology	0	0	0
5040-03	Development	0	0	0
5040-04	Self-Help	0	0	0
	Total Departments	0	0	0
	PHYSICAL PLANT - 2244 NW Bucklin Hill Rd			
5050-01	Roof Replacement	0	0	0
5050-02	HVAC Replacement	0	0	0
5050-03	Parking Lot	0	0	0
5050-04	Electrical & Plumbing	0	0	0
	Total Physical Plant	0	0	0
	TOTAL CAPITAL EQUIPMENT	40,000	40,000	0
	TOTAL OPERATING & CAPITAL	2,577,906	2,192,495	(385,411)
	TOTAL INCOME (LOSS)	(598,535)	(289,617)	308,918
ANTICIPATED - FACILITATOR'S 1-TIME DISTRIBUTION			651,000	
ANTICIPATED - INCOME (LOSS) w/DISTRIBUTION			361,383	

**Housing Kitsap
Housing Stabilization Program
Fiscal Year July 1, 2018 - June 30, 2019**

Account	Account Description	2019 Budget
REVENUE		
3215-08	Revenues - Operating Grants	100,000
	TOTAL REVENUE	100,000
EXPENSES		
<u>SALARIES</u>		
4110-05	Salaries & Wages - Administrative	11,955
	Total Administrative Salaries	11,955
	Total Salaries & Wages	11,955
<u>BENEFITS - Administrative</u>		
4113-01	Retirement - PERS	1,518
4113-02	Voya - 457(b)	133
4113-03	Health Savings Account	58
4113-04	Medical Insurance	286
4113-05	Dental Insurance	481
4113-06	State Unemployment	124
4113-07	Workers' Compensation (L&I)	614
4113-08	Life Insurance - Group Life / AD&D / LTD	59
4113-09	Social Security / Medicare	173
4113-10	Vision Insurance	54
	Total Admin Benefits	3,500
	TOTAL SALARIES & BENEFITS	15,455

Housing Kitsap
Housing Stabilization Program
Fiscal Year July 1, 2018 - June 30, 2019

Account	Account Description	2019 Budget
<u>OPERATING EXPENSES</u>		
4152-01	Office Supplies	175
4152-03	Computer Peripherals	0
4152-04	Copier Maintenance Agreements	0
4152-06	Postage & Courier	0
4152-07	Professional Printing	0
4152-08	Small Office Equipment	0
	Total Office Supplies	175
GENERAL GRANT OPERATIONAL		
4148-05	Travel	0
4138-00	Case Management	0
4138-02	Housing Assistance Payments	78,255
4199-00	Planning & Administration (Indirect)	2,000
	Total General	80,255
INFORMATION TECHNOLOGY		
4157-01	Software Maintenance/Subscriptions	380
4157-02	Computers/Printers - Non Capital Purchase	0
4157-04	Cellular Phone Service	0
4157-05	Website Hosting / Maintenance	0
	Total Information Technology	380
PROFESSIONAL ORGANIZATIONS		
4160-01	Professional Publications	0
4160-02	Dues / Memberships	0
	Total Organizations	0
PROFESSIONAL FEES		
4175-08	Accounting Services - Outside	0
4175-09	Legal Fees	0
4175-10	Bank Fees	0
4175-11	Audit Expense	2,085
4175-13	Public Relations / Advertising	0
4175-17	Payroll Processing Fees	0
4175-18	Business Licenses	0
4175-19	Other Professional / Consulting	0
4175-20	Other Taxes & Licenses	0
	Total Professional Fees	2,085

**Housing Kitsap
Housing Stabilization Program
Fiscal Year July 1, 2018 - June 30, 2019**

Account	Account Description	2019 Budget
	INSURANCE	
4181-03	General Liability	0
4181-08	Other	0
	Total Insurance	0
	CONTINGENCY	
4183-01	Contingency for Operations	0
	Total Contingency	0
	INDIRECT	
4599-00	Combined Indirect Costs	0
4185-01	Rent & Security	1,650
	Total Indirect	1,650
TOTAL OPERATING EXPENSES		100,000
TOTAL ESTIMATED REMAINING GRANT FUNDS		0

Housing Kitsap
Self- Help SHOP/ Community Frameworks - 2010
July 1, 2018 - June 30, 2019

Account	Account Description	Budget
REVENUE		
	CF Shop New Funds	150,000
	CF Shop Restricted Funds	0
	PSE Rebates [10 @ \$2,150]	21,500
	Lot Sale Proceeds [30 @ \$75,000]	2,250,000
	TOTAL REVENUE	2,421,500

EXPENSES

SALARIES

4110-05 Salaries & Wages - Administrative	0
Total Salaries & Wages	0

BENEFITS

4113-01 Retirement - PERS	0
4113-02 Voya - 457(b)	0
4113-03 Health Savings Account	0
4113-04 Medical Insurance	0
4113-05 Dental Insurance	0
4113-06 State Unemployment	0
4113-07 Workers' Compensation (L&I)	0
4113-08 Life Insurance - Group Life / AD&D / LTD	0
4113-09 Social Security / Medicare	0
4113-10 Vision Insurance	0
Total Benefits	0

TOTAL SALARIES & BENEFITS 0

PROJECT EXPENSES

One Maple Lane - 2050-1702 [10 lots]	750,000
Prosperity Place - 2050-1703 [20 lots]	1,210,000
Sherman Heights - 2050-1704	0
TOTAL PROJECT	1,960,000

**Housing Kitsap
Community Development Block Grant
Down Payment Assistance & HOME -- Program Income
Fiscal Year July 1, 2018 - June 30, 2019**

Account	Account Description	2018 Budget
REVENUE		
	HOME Program Income	134,045
	CDBG Program Income	40,762
	TOTAL REVENUE	174,807
EXPENSES		
<u>SALARIES</u>		
	4110-05 Salaries & Wages - Administrative	10,340
	Total Administrative Salaries	10,340
	Total Salaries & Wages	10,340
<u>BENEFITS - Administrative</u>		
	4113-01 Retirement - PERS	1,283
	4113-02 Voya - 457(b)	255
	4113-03 Health Savings Account	140
	4113-04 Medical Insurance	978
	4113-05 Dental Insurance	244
	4113-06 State Unemployment	77
	4113-07 Workers' Compensation (L&I)	325
	4113-08 Life Insurance - Group Life / AD&D / LTD	43
	4113-09 Social Security / Medicare	146
	4113-10 Vision Insurance	29
	Total Admin Benefits	3,520
	Total Benefits	3,520
	TOTAL SALARIES & BENEFITS	13,860

**Housing Kitsap
Community Development Block Grant
Down Payment Assistance & HOME -- Program Income
Fiscal Year July 1, 2018 - June 30, 2019**

Account	Account Description	2018 Budget
<u>OPERATING EXPENSES</u>		
	OFFICE SUPPLIES	
4152-01	Office Supplies	0
4152-06	Postage & Courier	0
4152-07	Professional Printing	0
	Total Office Supplies	0
	HUMAN RESOURCES	
4155-04	Training / Travel	0
	Total Human Resources	0
	GENERAL GRANT OPERATIONAL	
4148-05	Acquisition	127,126
4138-02	Reconveyance Fees	0
4165-01	Screening Fees	0
4138-21	Equipment	0
4599-00	Administrative & Planning Costs	16,865
	Total General	143,991
	INFORMATION TECHNOLOGY	
4157-01	Software Maintenance/Subscriptions	0
4157-02	Computers/Printers - Non Capital Purchase	0
4157-04	Cellular Phone Service	0
4157-05	Website Hosting / Maintenance	0
	Total Information Technology	0
	PROFESSIONAL ORGANIZATIONS	
4160-02	Dues / Subscriptions	0
	Total Organizations	0

**Housing Kitsap
Community Development Block Grant
Down Payment Assistance & HOME -- Program Income
Fiscal Year July 1, 2018 - June 30, 2019**

Account	Account Description	2018 Budget
	PROFESSIONAL FEES	
4175-09	Legal Fees	362
4175-11	Audit Expense	250
4175-13	Public Relations / Advertising	0
4175-20	Other Taxes & Licenses	0
	Total Professional Fees	612
	INSURANCE	
4181-03	Insurance / Bonds	452
4181-08	Other	0
	Total Insurance	452
	INDIRECT	
4185-01	Indirect Costs	15,892
	Total Indirect	15,892
TOTAL OPERATING EXPENSES		174,807
TOTAL EST. REMAINING GRANT FUNDS		0

**Housing Kitsap
Community Development Block Grant
Home Rehab Program
Fiscal Year July 1, 2018 - June 30, 2019**

Account	Account Description	2019 Budget
REVENUE		
	CDBG Award 418-18	222,885
	Program Income	60,000
	TOTAL REVENUE	282,885
EXPENSES		
<u>SALARIES</u>		
	4110-05 Salaries & Wages - Administrative	56,900
	Total Administrative Salaries	56,900
	Total Salaries & Wages	56,900
<u>BENEFITS - Administrative</u>		
	4113-01 Retirement - PERS	7,196
	4113-02 Voya - 457(b)	1,699
	4113-03 Health Savings Account	2,140
	4113-04 Medical Insurance	10,674
	4113-05 Dental Insurance	1,373
	4113-06 State Unemployment	584
	4113-07 Workers' Compensation (L&I)	2,344
	4113-08 Life Insurance - Group Life / AD&D / LTD	246
	4113-09 Social Security / Medicare	822
	4113-10 Vision Insurance	169
	Total Admin Benefits	27,247
	Total Benefits	27,247
	TOTAL SALARIES & BENEFITS	84,147

**Housing Kitsap
Community Development Block Grant
Home Rehab Program
Fiscal Year July 1, 2018 - June 30, 2019**

Account	Account Description	2019 Budget
----------------	----------------------------	--------------------

OPERATING EXPENSES

OFFICE SUPPLIES

4152-01	Office Supplies	300
4152-03	Computer Peripherals	0
4152-04	Copier Maintenance Agreements	0
4152-06	Postage & Courier	250
4152-07	Professional Printing	100
4152-08	Small Office Equipment	0
	Total Office Supplies	650

Training & Travel

4154-01	Travel	200
4155-04	Training	250
	Total Human Resources	450

GENERAL GRANT OPERATIONAL

4148-05	Construction	162,968
4599-00	Administration & Planning	28,000
4562-00	Warranty Work	1,500
	Total General	192,468

INFORMATION TECHNOLOGY

4157-01	Software Maintenance/Subscriptions	360
4157-02	Computers/Printers - Non Capital Purchase	1,200
4157-04	Cellular Phone Service	600
4157-05	Website Hosting / Maintenance	0
	Total Information Technology	2,160

PROFESSIONAL ORGANIZATIONS

4160-01	Professional Publications	0
4160-02	Dues / Memberships	500
	Total Organizations	500

**Housing Kitsap
Community Development Block Grant
Home Rehab Program
Fiscal Year July 1, 2018 - June 30, 2019**

Account	Account Description	2019 Budget
	PROFESSIONAL FEES	
4175-08	Accounting Services - Outside	0
4175-09	Legal Fees	500
4175-10	Bank Fees	360
4175-11	Audit Expense	750
4175-13	Public Relations / Advertising	500
4175-17	Payroll Processing Fees	150
4175-18	Business Licenses	0
4175-19	Other Professional / Consulting	0
4175-20	Other Taxes & Licenses	0
	Total Professional Fees	2,260
	INSURANCE	
4181-03	General Liability	250
4181-08	Other	0
	Total Insurance	250
TOTAL OPERATING EXPENSES		282,885
TOTAL ESTITMATED REMAINING FUNDS		0

Housing Kitsap
523 Technical Assistance Grant Budget - 2010
Fiscal Year July 1, 2018 - June 30, 2019

Account	Account Description	2019 Budget
REVENUE		
3215-08	Revenues - Operating Grants	800,000
	TOTAL REVENUE	800,000
EXPENSES		
<u>SALARIES</u>		
4110-05	Salaries & Wages	441,547
	Total Administrative Salaries	441,547
	Total Salaries & Wages	441,547
<u>BENEFITS - Administrative</u>		
4113-01	Retirement - PERS	55,071
4113-02	Voya - 457(b)	10,772
4113-03	Health Savings Account	7,780
4113-04	Medical Insurance	56,692
4113-05	Dental Insurance	9,938
4113-06	State Unemployment	3,679
4113-07	Workers' Compensation (L&I)	15,261
4113-08	Life Insurance - Group Life / AD&D / LTD	1,797
4113-09	Social Security / Medicare	6,288
4113-10	Vision Insurance	1,196
	Total Admin Benefits	168,474
	TOTAL SALARIES & BENEFITS	610,021
<u>OPERATING EXPENSES</u>		
VEHICLES		
4148-01	Repair & Maintenance	3,000
4148-02	Fuel	3,600
4148-03	Vehicle Insurance	2,500
4148-04	Tires	1,500
	Total Fleet	10,600

Housing Kitsap
523 Technical Assistance Grant Budget - 2010
Fiscal Year July 1, 2018 - June 30, 2019

Account	Account Description	2019 Budget
	OFFICE SUPPLIES	
4152-01	Office Supplies	500
4152-03	Computer Peripherals	0
4152-04	Copier Maintenance Agreements	750
4152-06	Postage & Courier	250
4152-07	Professional Printing	0
4152-08	Small Office Equipment	0
	Total Office Supplies	1,500
	HUMAN RESOURCES	
4154-01	Recruiting	750
4154-04	Training	3,500
	Total Human Resources	4,250
	GENERAL GRANT OPERATIONAL	
4154-03	Travel	1,000
4138-02	Materials / Tools	2,500
4165-01	Screening Fees	4,000
4138-21	Equipment Rent & Repair	0
	Total General	7,500
	INFORMATION TECHNOLOGY	
4157-01	Software Maintenance/Subscriptions	7,486
4157-02	Computers/Printers - Non Capital Purchase	0
4157-04	Cellular Phone Service	1,900
4157-05	Website Hosting / Maintenance	0
	Total Information Technology	9,386
	PROFESSIONAL ORGANIZATIONS	
4160-01	Professional Publications	0
4160-02	Dues / Memberships	3,000
	Total Organizations	3,000

Housing Kitsap
523 Technical Assistance Grant Budget - 2010
Fiscal Year July 1, 2018 - June 30, 2019

Account	Account Description	2019 Budget
	PROFESSIONAL FEES	
4175-08	Accounting Services - Outside	0
4175-09	Legal Fees	0
4175-10	Bank Fees	720
4175-11	Audit Expense	12,000
4175-13	Public Relations / Advertising	6,000
4175-17	Payroll Processing Fees	750
4175-18	Business Licenses	0
4175-19	Other Professional / Consulting	0
4175-20	Other Taxes & Licenses	0
	Total Professional Fees	19,470
	INSURANCE	
4181-03	General Liability	750
4181-08	Other	0
	Total Insurance	750
	INDIRECT	
4599-00	Planning & Administration	80,000
4185-01	Rent & Security	0
	Total Indirect	80,000
	TOTAL OPERATING EXPENSES	746,477
	ESTIMATED FUND BALANCE	53,523

**Housing Kitsap
Self Help Tools
Fiscal Year July 1, 2018 - June 30, 2019**

Account	Account Description	2019 Budget
REVENUE		
	Plans / Engineering	13,500
	Materials / Tools	54,500
	Job Shack	5,000
	Equipment Rent & Repair	6,500
	TOTAL REVENUE	79,500
EXPENSES		
	GENERAL GRANT OPERATIONAL	
4148-05	Plans / Engineering	13,500
4138-02	Materials / Tools	54,500
4165-01	Job Shack	5,000
4138-21	Equipment Rent & Repair	6,500
	Total General	79,500
	TOTAL OPERATING EXPENSES	79,500
	TOTAL GAIN (LOSS)	0

Link to Budget Spreadsheet

**Please do NOT change tab names -
links won't work**

[3015 Orchard Bluff](#)

[3048 Golden Tides II](#)

[3050 Madrona Manor](#)

[3101 Public Housing](#)

[3401 Fjord Manor](#)

[3402 Rhododendron](#)

[3403 Windsong](#)

[3404 Finch Place](#)

[3550 550 Madison](#)

[6000-3002 Conifer Woods](#)

[6000-3006 Park Place](#)

[6000-3007 Kingston Ridge](#)

[6045 Heritage](#)

[6046 Viewmont](#)

[6047 Liberty Bay](#)

[6049 Dyes Inlet GTIII](#)

[6051 Red Barn](#)

[6413 Railroad Ave](#)

2019 Housing Budget Summary

ACCOUNT NUMBER	ACCOUNT NAME	TOTAL
-------------------	--------------	-------

INCOME

GROSS POTENTIAL INCOME		
3110-05	+ Tenant Rent	4,493,304
3110-10	+ Rental Subsidies	1,081,824
3110-11	+ Section 8 Income	1,900,728
3115-01	- Vacancy Loss	203,662
3115-02	- Rental Concessions	29,894
3115-03	- Collection Loss	49,127
Total Rental Income		7,193,173

OTHER INCOME		
3422-01	Laundry / Vending	26,880
3422-02	Tenant Charges	44,048
3422-03	Miscellaneous / Other	41,901
Total Other Income		112,829

TOTAL INCOME	7,306,002
---------------------	------------------

EXPENSES

SALARIES / WAGES - Administrative		
4110-01	Site Manager	515,378
4110-02	Administrative Free Unit	0
4110-03	Office Staff	20,936
4110-06	Compensated Absences	0
4110-07	Severance Pay	0
4110-10	Resident Services Coordinator	37,440
Total Salaries / Wages		573,753

BENEFITS - Administrative		
4113-01	Retirement - PERS	58,105
4113-02	Voya Matching Contribution	3,043
4113-03	Health Savings Accounts	13,066
4113-04	Medical Insurance	78,702
4113-05	Dental Insurance	13,199
4113-06	State Unemployment	4,987
4113-07	Workers' Compensation (L&I)	24,246
4113-08	Life Insurance	2,080
4113-09	Social Security / Medicare	6,634
4113-10	Vision Insurance	1,738
Total Benefits		205,800

SALARIES / WAGES - Maintenance		
4115-01	Maintenance Manager	27,456
4115-02	Maintenance Technician	489,968
4115-03	Maintenance Free Unit	26,160
4115-06	Compensated Absences	0
4115-07	Severance Pay	0
Total Salaries / Wages		543,584

2019 Housing Budget Summary

ACCOUNT NUMBER	ACCOUNT NAME	TOTAL
-------------------	--------------	-------

BENEFITS - Maintenance		
4125-01	Retirement - PERS	57,720
4125-02	Voya Matching Contribution	3,498
4125-03	Health Savings Accounts	14,000
4125-04	Medical Insurance	94,492
4125-05	Dental Insurance	13,180
4125-06	State Unemployment	5,064
4125-07	Workers' Compensation (L&I)	26,316
4125-08	Life Insurance	2,075
4125-09	Social Security / Medicare	7,664
4125-10	Vision Insurance	1,715
Total Benefits		225,726

UTILITIES		
4128-01	Electricity - Common Area	144,240
4128-02	Natural Gas	9,072
4128-03	Water	238,285
4128-04	Sewer	618,860
4128-05	Trash Removal	174,900
4128-06	Telephone	42,144
4128-07	Internet	9,444
Total Utilities		1,236,945

TURNOVER COSTS		
4132-01	Utilities - Vacant Units	13,251
4132-02	Apartment Cleaning	26,380
4132-03	Carpet Cleaning	24,600
4132-04	Painting	38,700
4132-05	General Repairs / Maintenance	106,158
4132-06	Appliance Repair	25,450
Total Turnover Costs		234,539

2019 Housing Budget Summary

ACCOUNT NUMBER	ACCOUNT NAME	TOTAL
MAINTENANCE & REPAIR		
4138-01	Plumbing	17,844
4138-02	Common Area Maintenance	40,140
4138-03	Appliance Repair -- Current Tenants	26,499
4138-04	Electrical Repair & Maintenance	24,546
4138-05	Painting / Decorating	2,030
4138-06	Painting - Exterior	14,400
4138-07	Lighting - Repairs	22,200
4138-08	Lighting - Bulbs	7,170
4138-09	Landscaping	160,430
4138-10	Signage	10,128
4138-11	Elevator	25,032
4138-12	Keys & Locks	13,739
4138-13	Pest Control	30,922
4138-14	HVAC	11,000
4138-15	Interior Repairs - Current Tenants	64,196
4138-16	Window Washing	6,600
4138-17	Fences / Gates	6,400
4138-18	Parking Lot	12,800
4138-19	Roof Maintenance	52,000
4138-20	Building Maintenance - Exterior	92,472
4138-21	Equipment Rental	3,015
4138-22	Tools	23,400
Total Maintenance & Repair		666,963
JANITORIAL / CLEANING		
4141-01	Janitorial Contract Cleaning	18,396
4141-02	Cleaning Supplies (non-turnover)	7,816
Total Janitorial		26,212
SECURITY		
4143-01	Security Monitoring	0
4143-02	Security System Inspection/Repair	2,580
4143-03	Other Security Program Mgmt.	9,000
Total Security		11,580
LIFE SAFETY		
4146-01	Life & Safety Compliance	29,044
4146-02	Fire/Alarm Phone or Internet Connection	420
Total Life Safety		29,464

2019 Housing Budget Summary

ACCOUNT NUMBER	ACCOUNT NAME	TOTAL
-------------------	--------------	-------

VEHICLES		
4148-01	Vehicle Repair & Maintenance	6,983
4148-02	Fuel	13,225
4148-03	Insurance	1,042
4148-04	Tires	1,500
Total Vehicles		22,750

OFFICE		
4152-01	Office Supplies	9,876
4152-02	Petty Cash	22,200
4152-03	Computer Peripherals	4,968
4152-04	Copier Maintenance Agreements	6,524
4152-05	Toner/Ink	4,401
4152-06	Postage & Courier	5,996
4152-07	Professional Printing	1,008
4152-08	Misc. Office Equipment	5,085
Total Office		60,058

EMPLOYEE		
4154-01	Recruiting	2,000
4154-02	Morale/Awards	5,322
4154-03	Travel	20,530
4154-04	Training	18,885
4154-05	Professional Publications	945
4154-06	Dues / Subscriptions	1,908
4154-07	Memberships	2,363
Total Employee		51,953

INFORMATION TECHNOLOGY		
4157-01	Software/Maintenance Subscriptions	25,583
4157-02	Computer / Printers /Scanners (non cap)	19,945
4157-03	Professional Support	8,952
4157-04	Cellular Phone	13,140
Total IT		67,620

ADVERTISING & MARKETING		
4161-01	Rental Magazines	0
4161-02	Newspapers	1,300
4161-03	Online Advertising	14,143
4161-04	Website Hosting & Maintenance	0
Total Advertising		15,443

2019 Housing Budget Summary

ACCOUNT NUMBER	ACCOUNT NAME	TOTAL
RESIDENT EXPENSES		
4165-01	Screening Fees	14,964
4165-02	Utility Reimbursement	23,952
4165-03	Relocation Costs	3,000
4165-04	Resident Activities	8,160
4165-05	Resident Services Contract	0
4165-06	Resident Services	0
Total Resident		50,076

ADMINISTRATION		
4175-01	Management Fees	398,427
4175-02	Asset Management Fees	0
4175-03	Partnership Administration Fees	184,821
4175-04	Compliance Monitoring Fees	11,415
4175-05	Incentive Management Fees	0
4175-06	Investor Services Fees	13,885
4175-07	Tax Credit Monitoring Fees	28,810
4175-08	Tenant Services Fees	13,452
4175-09	Trustee Fees	10,218
4175-10	Bookkeeping Fees	0
4175-11	Legal Fees	34,260
4175-12	Bank Fees	0
4175-13	Audit Expenses	31,956
4175-14	Bad Debt	0
4175-15	Public Relations	0
4175-16	Miscellaneous	0
Total Administration		727,244

OTHER FIXED EXPENSES		
4181-03	Property & Liability Insurance	148,259
4181-04	Fidelity Bond Insurance	0
4181-05	Real Estate Taxes	0
4181-06	Payment In Lieu of Taxes	0
4181-07	Fire District Fees	0
4181-08	Other Taxes & Licenses	185
Total Other		148,444

TOTAL OPERATING EXPENSES	4,898,153
---------------------------------	------------------

NET OPERATING INCOME	2,407,849
-----------------------------	------------------

2019 Housing Budget Summary

ACCOUNT NUMBER	ACCOUNT NAME	TOTAL
-------------------	--------------	-------

DEBT SERVICE		
4185-01	Principal	1,014,831
4185-02	Interest on Bonds Payable	799,818
4185-03	Interest on Notes Payable	216,151
4185-04	Mortgage Insurance Premium	0
4185-05	Miscellaneous Financing Expenses	0
TOTAL DEBT SERVICE		2,030,800

OPERATIONAL CASH FLOW	377,049
------------------------------	----------------

CAPITAL EXPENDITURES FROM OPERATIONS		
	Land Improvements	3,500
	Building Improvements	0
	Tenant Improvements	0
	Other Improvements	3,000
	Appliances	500
	Furn, Fix & Equip-Sched	0
TOTAL CAPITAL EXP FROM OPERATIONS		7,000

NET CASH FLOW	370,049
----------------------	----------------

RESERVE FUNDING	235,941
------------------------	----------------

CASH FLOW AFTER RESERVE FUNDING	134,108
--	----------------

CAPITAL EXPENDITURES FROM RESERVES		
	Land Improvements	42,680
	Building Improvements	239,304
	Tenant Improvements	12,600
	Other Improvements	102,000
	Appliances	149,000
	Furn, Fix & Equip-Sched	0
TOTAL CAPITAL EXP FROM RESERVES		545,584

2019 Housing Budget Summary
Roll Up by Property

ACCOUNT NUMBERACCOUNT NAME

INCOME

		Orchard Bluff	Golden Tides II	Madrona Manor	Public Housing	Fjord Manor	Rhody	Windsong	Finch Place	550 Madison	Conifer Woods	Park Place	Kingston Ridge	Heritage	Viewmont	Liberty Bay	Golden Tides III	Port Orchard Vista	Fjord Vista II	TOTAL
3110-05	+ Tenant Rent	416,244	240,600	187,548	435,444	152,340	184,524	122,604	137,580	85,212	629,736	728,244	390,576	179,580	182,124	38,844	102,240	219,408	60,456	4,493,304
3110-10	+ Rental Subsidies	3,576	4,848	5,916	429,996	64,596	251,556	135,612	77,556	22,308	5,856	1,800	7,236	0	0	0	3,240	4,500	63,228	1,081,824
3110-11	+ Section 8 Income	0	97,980	99,924	0	3,768	6,720	4,104	4,452	7,500	176,628	278,088	45,264	375,840	535,668	114,444	25,920	124,428	0	1,900,728
3115-01	- Vacancy Loss	4,800	3,245	1,701	24,996	1,655	14,400	6,420	7,572	5,712	40,620	50,400	9,600	0	21,600	261	1,800	1,800	7,080	203,662
3115-02	- Rental Concessions	0	1,440	0	0	204	900	0	0	900	12,000	2,400	12,000	0	0	50	0	0	0	29,894
3115-03	- Collection Loss	0	0	0	0	0	5,004	0	0	0	5,664	20,508	17,556	0	0	395	0	0	0	49,127
Total Rental Income		415,020	338,743	291,687	840,444	218,845	422,496	255,900	212,016	108,408	753,936	934,824	403,920	555,420	696,192	152,582	1,902	346,536	116,604	7,193,173
OTHER INCOME																				
3422-01	Laundry / Vending	24	2,460	2,760	600	2,400	3,500	2,496	2,652	900	0	0	0	0	3,600	1,092	1,300	2,496	600	26,880
3422-02	Tenant Charges	1,200	0	0	24,000	2,400	3,500	2,496	396	0	0	0	0	0	6,408	0	600	840	2,208	44,048
3422-03	Miscellaneous / Other	0	432	1,752	600	7,500	7,615	7,500	7,500	0	0	0	0	0	0	1,500	2	0	7,500	41,901
Total Other Income		1,224	2,892	4,512	25,200	12,300	14,615	12,492	10,548	900	0	0	0	0	10,008	2,592	1,902	3,336	10,308	112,829

TOTAL INCOME	416,244	341,635	296,199	865,644	231,145	437,111	268,392	222,564	109,308	753,936	934,824	403,920	555,420	706,200	155,174	131,502	349,872	126,912	7,306,002
--------------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	-----------

EXPENSES

SALARIES / WAGES - Administrative																				
4110-01	Site Manager	41,604	23,700	19,336	42,432	17,568	33,012	19,860	41,520	8,580	57,204	57,204	23,026	41,604	42,120	8,424	9,480	21,312	7,392	515,378
4110-02	Administrative Free Unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4110-03	Office Staff	1,308	0	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	0	1,308	1,308	1,308	20,936
4110-06	Compensated Absences	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4110-07	Severance Pay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4110-10	Resident Services Coordinator	0	0	0	37,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,440
Total Administrative Salaries / Wages		42,912	23,700	20,645	81,180	18,876	34,320	21,168	42,828	9,888	58,512	58,512	24,334	42,912	43,428	8,424	10,788	22,620	8,700	573,753
BENEFITS - Administrative																				
Retirement - PERS		3,607	1,680	2,622	5,555	2,213	4,201	2,213	4,819	878	4,858	5,078	3,090	5,277	5,515	840	1,847	2,622	1,190	58,105
Voya Matching Contribution		41	0	41	41	540	41	540	41	41	1,186	41	41	41	41	0	41	41	290	3,043
Health Savings Accounts		2,067	800	67	2,067	67	1,767	67	2,067	367	2,067	67	67	67	67	400	867	67	67	13,066
Medical Insurance		5,109	3,437	4,461	5,109	2,942	11,497	2,942	5,109	2,164	5,109	7,109	165	5,109	7,109	1,718	3,601	4,461	1,553	78,702
Dental Insurance		576	517	665	576	819	1,719	819	576	319	576	576	988	2,019	576	258	536	665	419	13,199
State Unemployment		310	144	225	477	190	361	190	414	75	417	436	265	453	473	72	159	225	102	4,987
Workers' Compensation (L&I)		1,683	808	1,077	2,086	875	1,784	875	2,086	370	2,086	2,086	1,430	2,086	2,086	404	875	1,077	471	24,246
Life Insurance		133	60	98	165	81	153	81	160	32	163	189	125	199	204	30	66	98	43	2,080
Social Security / Medicare		412	192	299	634	253	480	253	550	100	555	580	353	602	630	96	211	299	136	6,634
Vision Insurance		90	92	74	90	95	198	95	90	37	90	90	110	233	90	46	95	74	49	1,738
Total Administrative Benefits		14,026	7,730	9,628	16,799	8,074	22,199	8,074	15,911	4,383	17,106	16,251	6,633	16,085	16,792	3,865	8,295	9,628	4,320	205,800
SALARIES / WAGES - Maintenance																				
Maintenance Manager		1,716	0	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	0	1,716	1,716	1,716	27,456
Maintenance Technician		18,138	26,154	13,020	125,518	20,952	31,451	19,860	17,813	7,512	36,457	54,408	14,032	36,264	27,973	6,708	11,209	13,680	8,820	489,968
Maintenance Free Unit		0	0	6,960	0	0	9,600	0	0	0	0	0	0	0	9,600	0	0	0	0	26,160
Compensated Absences		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Severance Pay		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Maintenance Salaries / Wages		19,854	26,154	21,696	127,234	22,668	42,767	21,576	19,529	9,228	38,173	56,124	15,748	37,980	39,289	6,708	12,925	15,396	10,536	543,584

2019 Housing Budget Summary
Roll Up by Property

ACCOUNT NUMBERACCOUNT NAME

INCOME

		Orchard Bluff	Golden Tides II	Madrona Manor	Public Housing	Fjord Manor	Rhody	Windsong	Finch Place	550 Madison	Conifer Woods	Park Place	Kingston Ridge	Heritage	Viewmont	Liberty Bay	Golden Tides III	Port Orchard Vista	Fjord Vista II	TOTAL
BENEFITS - Maintenance																				
Retirement - PERS		833	3,322	1,863	15,152	3,427	4,222	2,490	2,490	933	4,858	4,497	228	4,374	3,781	136	1,652	1,863	1,599	57,720
Voya Matching Contribution		203	0	56	1,385	56	56	56	56	56	1,186	56	56	56	56	0	56	56	56	3,498
Health Savings Accounts		0	1,400	960	2,000	1,400	0	0	0	0	2,000	2,000	0	0	2,000	80	600	960	600	14,000
Medical Insurance		694	9,332	2,373	18,138	9,332	5,902	3,472	3,472	1,042	13,332	4,944	0	6,944	4,944	198	4,000	2,373	4,000	94,492
Dental Insurance		74	1,400	286	2,371	1,419	493	583	583	102	2,019	576	19	1,134	576	22	619	286	619	13,180
State Unemployment		69	285	157	1,295	292	360	211	211	78	415	384	170	373	322	12	139	157	135	5,064
Workers' Compensation (L&I)		269	1,413	1,036	5,923	1,481	1,784	1,077	1,077	370	2,086	2,086	1,077	2,086	2,086	81	673	1,036	673	26,316
Life Insurance		30	159	68	541	114	143	92	92	32	8	167	8	251	167	5	76	68	54	2,075
Social Security / Medicare		95	379	213	1,730	391	482	284	284	107	555	513	1,099	499	432	16	189	213	183	7,664
Vision Insurance		12	161	45	311	164	77	73	73	16	233	90	3	177	90	3	72	45	72	1,715
Total Maintenance Benefits		2,280	17,851	7,056	48,845	18,075	13,519	8,339	8,339	2,735	26,691	15,313	2,660	15,895	14,454	553	8,075	7,056	7,989	225,726
UTILITIES																				
Electricity - Common Area		9,264	11,688	6,468	6,000	6,564	6,504	2,496	9,360	1,440	6,732	8,532	4,212	4,500	5,400	13,800	2,640	37,200	1,440	144,240
Natural Gas		0	3,912	1,680	2,100	0	0	0	0	0	0	1,380	0	0	0	0	0	0	0	9,072
Water		1,620	5,688	11,844	40,000	3,588	6,900	4,104	2,985	1,800	37,056	24,132	13,428	23,004	37,200	6,840	3,060	13,056	1,980	238,285
Sewer		63,732	29,700	23,808	85,008	12,000	35,040	20,250	18,950	9,480	54,564	68,652	34,164	40,008	56,400	11,244	12,900	29,208	13,752	618,860
Trash Removal		984	4,488	4,128	44,004	4,980	8,400	7,200	4,200	3,312	15,756	15,936	10,296	14,004	22,800	4,452	1,920	4,740	3,300	174,900
Telephone		2,256	5,520	1,200	1,380	4,800	3,504	2,100	1,800	0	1,380	3,600	4,680	840	900	4,584	804	2,796	0	42,144
Internet		600	240	780	1,380	600	504	600	1,200	0	600	600	600	840	900	0	0	0	0	9,444
Total Utilities		78,456	61,236	49,908	179,872	32,532	60,852	36,750	38,495	16,032	116,088	122,832	67,380	83,196	123,600	40,920	21,324	87,000	20,472	1,236,945
TURNOVER COSTS																				
Utilities - Vacant Units		50	240	200	2,400	63	664	84	180	80	2,748	2,748	690	1,200	1,200	88	336	200	80	13,251
Apartment Cleaning		300	1,440	480	5,220	330	880	440	660	440	5,400	5,400	1,350	1,440	1,440	240	480	0	440	26,380
Carpet Cleaning		300	1,440	480	2,400	450	1,200	600	900	600	5,400	5,400	1,350	1,200	1,200	240	360	480	600	24,600
Painting		1,500	600	0	3,600	3,000	8,000	3,000	780	4,000	3,600	3,600	1,500	1,560	1,560	140	500	560	1,200	38,700
General Repairs / Maintenance		300	3,996	832	26,400	750	5,336	1,000	1,494	1,000	19,800	19,800	4,950	2,400	14,400	500	1,000	1,200	1,000	106,158
Appliance Repair		200	2,400	2,000	600	750	2,000	1,000	1,500	1,000	3,600	3,600	900	1,200	1,200	1,000	900	600	1,000	25,450
Total Turnover Costs		2,650	10,116	3,992	40,620	5,343	18,080	6,124	5,514	7,120	40,548	40,548	10,740	9,000	21,000	2,208	3,576	3,040	4,320	234,539
MAINTENANCE & REPAIR																				
Plumbing		2,400	600	600	600	1,200	1,200	504	900	1,200	1,800	1,800	1,800	600	600	240	300	900	600	17,844
Common Area Maintenance		8,400	1,200	1,200	1,200	3,000	6,600	600	300	4,800	3,000	3,000	0	1,200	1,200	600	240	1,200	2,400	40,140
Appliance Repair -- Current Tenants		0	900	600	600	300	3,000	684	1,440	2,400	3,600	3,600	2,400	2,100	1,800	250	125	300	2,400	26,499
Electrical Repair & Maintenance		3,400	600	600	1,200	504	1,800	492	600	1,200	2,400	3,600	2,400	1,800	1,800	200	150	600	1,200	24,546
Painting / Decorating		0	720	300	360	0	0	0	0	0	0	0	0	650	0	0	0	0	0	2,030
Painting - Exterior		6,000	0	0	0	1,000	0	0	0	1,200	2,000	0	1,500	0	0	0	0	1,500	1,200	14,400
Lighting - Repairs		3,900	1,200	600	3,000	0	1,800	600	600	0	2,400	2,400	1,200	1,800	1,800	300	300	300	0	22,200
Lighting - Bulbs		0	600	600	600	120	600	300	300	300	600	600	600	600	600	150	150	150	300	7,170
Landscaping		18,012	3,383	3,122	17,418	5,904	17,484	8,520	3,780	5,072	18,530	18,078	8,197	6,392	9,745	5,663	2,297	3,897	4,936	160,430
Signage		1,500	1,200	0	1,000	1,000	0	928	0	0	0	2,500	1,000	0	0	0	0	0	1,000	10,128
Elevator		0	3,744	264	0	264	0	0	5,496	0	0	0	0	0	0	0	9,000	6,264	0	25,032
Keys & Locks		2,500	240	300	600	0	600	300	2,784	200	1,800	1,200	1,200	720	720	200	100	75	200	13,739
Pest Control		1,200	600	600	2,400	1,248	2,004	504	996	1,200	3,600	3,600	3,600	3,000	3,000	1,620	250	300	1,200	30,922
HVAC		0	1,800	1,200	0	0	0	0	0	0	3,000	3,000	1,500	0	0	0	0	500	0	11,000
Interior Repairs - Current Tenants		0	2,400	0	12,000	1,200	9,996	2,820	1,200	1,500	6,000	6,000	6,000	6,600	4,800	480	500	1,200	1,500	64,196
Window Washing		0	6,000	600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,600
Fences / Gates		500	0	0	0	0	0	0	0	0	2,400	2,400	600	0	0	0	0	0	500	6,400
Parking Lot		11,000	0	0	0	0	0	0	0	0	0	0	0	900	900	0	0	0	0	12,800
Roof Maintenance		18,000	0	0	10,000	0	0	0	0	0	0	3,000	0	6,000	15,000	0	0	0	0	52,000
Building Maintenance - Exterior		51,000	756	0	2,500	1,500	2,136	1,200	900	0	1,500	0	18,000	2,400	6,000	480	500	600	3,000	92,472
Equipment Rental		0	150	150	120	0	0	150	0	0	150	150	0	960	960	75	0	150	0	3,015
Tools		1,200	600	900	1,200	3,000	1,200	600	1,200	0	1,800	1,800	1,800	2,400	2,400	1,200	300	600	1,200	23,400
Total Maintenance & Repair		129,012	26,693	11,636	54,798	20,240	48,420	18,202	20,496	19,072	54,580	56,728	51,797	38,122	51,325	11,458	14,212	18,536	21,636	666,963

ACCOUNT NUMBER

ACCOUNT NAME

2019 Housing Budget Summary
Roll Up by Property

INCOME

		Orchard Bluff	Golden Tides II	Madrona Manor	Public Housing	Fjord Manor	Rhody	Windsong	Finch Place	550 Madison	Conifer Woods	Park Place	Kingston Ridge	Heritage	Viewmont	Liberty Bay	Golden Tides III	Port Orchard Vista	Fjord Vista II	TOTAL
JANITORIAL / CLEANING																				
Janitorial Contract Cleaning		1,260	1,440	1,200	0	3,996	2,400	1,200	2,400	0	0	0	0	0	0	0	1,440	2,880	180	18,396
Cleaning Supplies (non-turnover)		300	3,120	0	300	600	0	600	696	200	600	600	600	0	0	0	0	0	200	7,816
Total Janitorial		1,560	4,560	1,200	300	4,596	2,400	1,800	3,096	200	600	600	600	0	0	0	1,440	2,880	380	26,212
SECURITY																				
Security Monitoring		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Security System Inspection/Repair		0	120	0	0	0	1,500	0	0	0	0	0	0	480	480	0	0	0	0	2,580
Other Security Program Mgmt.		0	0	0	0	0	0	0	0	0	3,000	3,000	3,000	0	0	0	0	0	0	9,000
Total Security		0	120	0	0	0	1,500	0	0	0	3,000	3,000	3,000	480	480	0	0	0	0	11,580
LIFE SAFETY																				
Life & Safety Compliance		1,220	1,640	1,820	1,460	1,520	1,100	1,100	2,800	1,220	2,100	2,100	1,556	480	1,100	2,538	1,640	2,550	1,100	29,044
Fire/Alarm Phone or Internet Connection		0	420	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	420
Total Life Safety		1,220	2,060	1,820	1,460	1,520	1,100	1,100	2,800	1,220	2,100	2,100	1,556	480	1,100	2,538	1,640	2,550	1,100	29,464
VEHICLES																				
Vehicle Repair & Maintenance		0	0	0	6,900	0	0	0	0	0	83	0	0	0	0	0	0	0	0	6,983
Fuel		0	150	150	12,000	0	0	0	150	0	150	150	0	150	150	0	0	75	100	13,225
Insurance		0	0	0	1,042	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,042
Tires		0	0	0	1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,500
Total Vehicles		0	150	150	21,442	0	0	0	150	0	233	150	0	150	150	0	0	75	100	22,750
OFFICE																				
Office Supplies		1,200	480	480	600	420	816	420	600	420	600	600	1,200	600	600	120	60	240	420	9,876
Petty Cash		1,200	3,600	1,800	0	1,800	1,200	1,200	1,200	600	1,200	1,200	0	1,800	1,800	0	1,200	1,200	1,200	22,200
Computer Peripherals		0	260	0	600	0	0	0	0	0	0	1,500	528	240	240	0	100	1,500	0	4,968
Copier Maintenance Agreements		600	348	516	0	656	444	96	96	96	624	792	300	444	756	0	144	516	96	6,524
Toner/Ink		0	0	0	600	45	0	40	90	10	300	300	576	1,200	1,200	0	0	0	40	4,401
Postage & Courier		588	308	240	600	144	588	160	432	132	576	576	216	540	540	72	100	96	88	5,996
Professional Printing		0	0	0	0	0	0	108	216	144	216	216	0	0	0	0	0	0	108	1,008
Misc. Office Equipment		0	625	0	0	420	1,000	2,000	1,040	0	0	0	0	0	0	0	0	0	0	5,085
Total Office		3,588	5,621	3,036	2,400	3,485	4,048	4,024	3,674	1,402	3,516	5,184	2,820	4,824	5,136	192	1,604	3,552	1,952	60,058
EMPLOYEE																				
Recruiting		300	270	180	300	0	0	0	0	0	0	270	0	300	300	0	80	0	0	2,000
Morale/Awards		1,692	300	300	180	300	300	300	300	0	300	300	300	240	240	0	120	0	150	5,322
Travel		2,992	900	600	1,800	1,740	1,500	1,200	480	120	2,076	1,812	2,724	900	900	132	0	150	504	20,530
Training		0	900	600	1,800	650	1,500	650	2,860	176	2,028	1,800	2,171	1,500	1,500	0	0	150	600	18,885
Professional Publications		0	0	0	0	0	0	0	0	0	258	258	129	0	0	300	0	0	0	945
Dues / Subscriptions		961	192	0	350	0	0	0	0	0	0	0	0	0	0	96	54	255	0	1,908
Memberships		0	0	0	0	0	150	158	140	39	766	550	0	231	231	0	0	0	98	2,363
Total Employee		5,945	2,562	1,680	4,430	2,690	3,450	2,308	3,780	335	5,428	4,990	5,324	3,171	3,171	528	254	555	1,352	51,953
INFORMATION TECHNOLOGY																				
Software/Maintenance Subscriptions		1,419	1,116	1,130	3,143	948	1,908	952	1,788	468	2,121	2,122	1,840	2,134	1,487	462	853	1,130	562	25,583
Computer / Printers /Scanners (non cap)		1,290	1,040	920	1,300	920	1,040	920	920	1,040	1,180	1,290	1,290	1,460	1,460	920	1,040	995	920	19,945
Professional Support		480	816	300	300	300	300	360	480	300	480	480	360	900	600	180	516	1,500	300	8,952
Cellular Phone		308	740	608	1,736	548	908	548	632	356	1,028	1,028	1,016	944	980	320	440	608	392	13,140
Total IT		3,497	3,712	2,958	6,479	2,716	4,156	2,780	3,820	2,164	4,809	4,920	4,506	5,438	4,527	1,882	2,849	4,233	2,174	67,620
ADVERTISING & MARKETING																				
Rental Magazines		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newspapers		0	0	400	0	0	0	0	0	0	0	0	0	450	450	0	0	0	0	1,300
Online Advertising		176	223	100	270	76	350	72	250	0	3,828	4,000	3,914	300	300	0	36	216	32	14,143
Website Hosting & Maintenance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Advertising		176	223	500	270	76	350	72	250	0	3,828	4,000	3,914	750	750	0	36	216	32	15,443

2019 Housing Budget Summary
Roll Up by Property

ACCOUNT NUMBERACCOUNT NAME

INCOME

		Orchard Bluff	Golden Tides II	Madrona Manor	Public Housing	Fjord Manor	Rhody	Windsong	Finch Place	550 Madison	Conifer Woods	Park Place	Kingston Ridge	Heritage	Viewmont	Liberty Bay	Golden Tides III	Port Orchard Vista	Fjord Vista II	TOTAL
RESIDENT EXPENSES																				
Screening Fees		516	1,032	258	2,580	516	1,032	516	516	344	2,064	2,064	516	1,032	1,032	86	172	516	172	14,964
Utility Reimbursement		0	0	0	14,568	0	0	0	0	0	0	0	0	4,752	4,632	0	0	0	0	23,952
Relocation Costs		0	0	0	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,000
Resident Activities		1,200	600	600	600	260	900	0	1,200	0	300	300	300	600	600	0	400	300	0	8,160
Resident Services Contract		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Resident Services		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Resident		1,716	1,632	858	20,748	776	1,932	516	1,716	344	2,364	2,364	816	6,384	6,264	86	572	816	172	50,076
ADMINISTRATION																				
Management Fees		0	0	0	0	33,948	42,996	32,556	27,684	0	47,640	53,580	23,160	28,701	38,760	23,370	7,116	20,280	18,636	398,427
Asset Management Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Partnership Administration Fees		0	0	0	0	0	0	0	0	0	24,792	29,613	14,810	30,000	30,000	18,730	0	32,340	4,536	184,821
Compliance Monitoring Fees		0	0	0	0	0	0	0	0	0	1,620	2,340	990	1,960	2,660	0	0	1,845	0	11,415
Incentive Management Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investor Services Fees		0	0	0	0	0	0	0	0	0	2,988	3,571	1,744	0	0	1,801	0	2,269	1,512	13,885
Tax Credit Monitoring Fees		0	0	0	0	0	0	0	0	0	0	0	0	12,000	14,965	0	0	1,845	0	28,810
Tenant Services Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,452	0	13,452
Trustee Fees		0	0	0	0	0	3,150	0	0	0	968	792	440	2,434	2,434	0	0	0	0	10,218
Bookkeeping Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees		0	4,500	0	14,400	500	500	750	4,800	150	2,100	1,800	1,800	0	1,560	500	0	0	900	34,260
Bank Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Audit Expenses		0	4,092	0	0	2,900	3,010	3,550	5,750	0	0	0	0	0	0	5,004	0	7,650	0	31,956
Bad Debt		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Relations		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Administration		0	8,592	0	14,400	37,348	49,656	36,856	38,234	150	80,108	91,696	42,944	75,095	90,379	49,405	7,116	79,681	25,584	727,244
OTHER FIXED EXPENSES																				
Property & Liability Insurance		606	7,164	5,650	19,479	6,172	6,168	4,169	3,551	1,588	15,616	18,652	9,326	12,181	16,706	3,539	3,890	10,002	3,800	148,259
Fidelity Bond Insurance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Estate Taxes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payment In Lieu of Taxes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire District Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Taxes & Licenses		0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	60	65	0	185
Total Other Fixed		606	7,164	5,650	19,479	6,172	6,168	4,169	3,551	1,588	15,616	18,652	9,326	12,181	16,706	3,599	3,950	10,067	3,800	148,444

TOTAL OPERATING EXPENSES	307,498	209,877	142,413	640,757	185,188	314,917	173,859	212,183	75,862	473,301	503,966	254,099	352,142	438,551	132,365	98,657	267,901	114,619	4,898,153
--------------------------	---------	---------	---------	---------	---------	---------	---------	---------	--------	---------	---------	---------	---------	---------	---------	--------	---------	---------	-----------

NET OPERATING INCOME	108,746	131,758	153,786	224,887	45,957	122,194	94,533	10,381	33,446	280,635	430,858	149,821	203,278	267,649	22,809	32,845	81,971	12,293	2,407,849
----------------------	---------	---------	---------	---------	--------	---------	--------	--------	--------	---------	---------	---------	---------	---------	--------	--------	--------	--------	-----------

DEBT SERVICE																				
4185-01	Principal	95,000	63,800	152,825	0	20,558	79,372	39,374	21,359	15,480	85,690	124,930	69,379	75,000	90,000	12,971	0	53,600	15,494	1,014,831
4185-02	Interest on Bonds Payable	9,625	3,230	3,365	0	0	43,538	0	0	0	163,725	238,700	132,561	92,090	112,985	0	0	0	0	799,818
4185-03	Interest on Notes Payable	0	2,847	3,495	0	14,560	1,860	48,811	29,692	12,708	0	0	0	0	0	470	34,615	45,687	21,406	216,151
4185-04	Mortgage Insurance Premium	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4185-05	Miscellaneous Financing Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL DEBT SERVICE		104,625	69,877	159,684	0	35,117	124,770	88,185	51,051	28,188	249,415	363,630	201,940	167,090	202,985	13,441	34,615	99,287	36,900	2,030,800

OPERATIONAL CASH FLOW	4,121	61,881	(5,898)	224,887	10,840	(2,575)	6,348	(40,670)	5,258	31,220	67,229	(52,119)	36,188	64,664	9,369	(1,770)	(17,316)	(24,608)	377,049
-----------------------	-------	--------	---------	---------	--------	---------	-------	----------	-------	--------	--------	----------	--------	--------	-------	---------	----------	----------	---------

ACCOUNT NUMBER

ACCOUNT NAME

2019 Housing Budget Summary
Roll Up by Property

INCOME

		Orchard Bluff	Golden Tides II	Madrona Manor	Public Housing	Fjord Manor	Rhody	Windsong	Finch Place	550 Madison	Conifer Woods	Park Place	Kingston Ridge	Heritage	Viewmont	Liberty Bay	Golden Tides III	Port Orchard Vista	Fjord Vista II	TOTAL
CAPITAL EXPENDITURES FROM OPERATIONS																				
	Land Improvements	0	0	0	0	0	3,500	0	0	0	0	0	0	0	0	0	0	0	0	3,500
	Building Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Tenant Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Other Improvements	0	0	0	0	0	3,000	0	0	0	0	0	0	0	0	0	0	0	0	3,000
	Appliances	0	0	0	0	0	500	0	0	0	0	0	0	0	0	0	0	0	0	500
	Furn, Fix & Equip-Sched	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CAPITAL EXP FROM OPERATIONS	0	0	0	0	0	7,000	0	0	0	0	0	0	0	0	0	0	0	0	7,000
NET CASH FLOW	NET CASH FLOW	4,121	61,881	(5,898)	224,887	10,840	(9,575)	6,348	(40,670)	5,258	31,220	67,229	(52,119)	36,188	64,664	9,369	(1,770)	(17,316)	(24,608)	370,049
RESERVE FUNDING		2,015	5,520	4,800	0	13,798	11,064	13,548	14,076	3,936	30,048	35,892	17,532	17,976	24,720	7,560	5,748	12,708	15,000	235,941
CASH FLOW AFTER RESERVE FUNDING		2,106	56,361	(10,698)	224,887	(2,958)	(20,639)	(7,200)	(54,746)	1,322	1,172	31,337	(69,651)	18,212	39,944	1,809	(7,518)	(30,024)	(39,608)	134,108
TOTAL CAPITAL EXPENSES PAID FROM RESERVES		0	12,000	12,000	0	6,500	49,780	61,704	13,000	0	78,000	144,000	84,000	6,000	40,200	0	0	0	20,400	527,584

2019 Housing Budget Summary
By Property

ACCOUNT
NUMBER

ACCOUNT NAME

INCOME

GROSS POTENTIAL INCOME		Orchard Bluff	Golden Tides II	Madrona Manor	Public Housing	Fjord Manor	Rhody	Windsong	Finch Place	550 Madison	Conifer Woods	Park Place	Kingston Ridge	Heritage	Viewmont	Liberty Bay	Golden Tides III	Port Orchard Vista	Fjord Vista II	TOTAL
3110-05	+ Tenant Rent	416,244	240,600	187,548	435,444	152,340	184,524	122,604	137,580	85,212	629,736	728,244	390,576	179,580	182,124	38,844	102,240	219,408	60,456	4,493,304
3110-10	+ Rental Subsidies	3,576	4,848	5,916	429,996	64,596	251,556	135,612	77,556	22,308	5,856	1,800	7,236	0	0	0	3,240	4,500	63,228	1,081,824
3110-11	+ Section 8 Income	0	97,980	99,924	0	3,768	6,720	4,104	4,452	7,500	176,628	278,088	45,264	375,840	535,668	114,444	25,920	124,428	0	1,900,728
3115-01	- Vacancy Loss	4,800	3,245	1,701	24,996	1,655	14,400	6,420	7,572	5,712	40,620	50,400	9,600	0	21,600	261	1,800	1,800	7,080	203,662
3115-02	- Rental Concessions	0	1,440	0	0	204	900	0	0	900	12,000	2,400	12,000	0	0	50	0	0	0	29,894
3115-03	- Collection Loss	0	0	0	0	0	5,004	0	0	0	5,664	20,508	17,556	0	0	395	0	0	0	49,127
Total Rental Income		415,020	338,743	291,687	840,444	218,845	422,496	255,900	212,016	108,408	753,936	934,824	403,920	555,420	696,192	152,582	1,902	346,536	116,604	7,193,173

OTHER INCOME																				
3422-01	Laundry / Vending	24	2,460	2,760	600	2,400	3,500	2,496	2,652	900	0	0	0	0	3,600	1,092	1,300	2,496	600	26,880
3422-02	Tenant Charges	1,200	0	0	24,000	2,400	3,500	2,496	396	0	0	0	0	0	6,408	0	600	840	2,208	44,048
3422-03	Miscellaneous / Other	0	432	1,752	600	7,500	7,615	7,500	7,500	0	0	0	0	0	0	1,500	2	0	7,500	41,901
Total Other Income		1,224	2,892	4,512	25,200	12,300	14,615	12,492	10,548	900	0	0	0	0	10,008	2,592	1,902	3,336	10,308	112,829

TOTAL INCOME	416,244	341,635	296,199	865,644	231,145	437,111	268,392	222,564	109,308	753,936	934,824	403,920	555,420	706,200	155,174	131,502	349,872	126,912	7,306,002
--------------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	-----------

EXPENSES

SALARIES / WAGES - Administrative																				
4110-01	Site Manager	41,604	23,700	19,336	42,432	17,568	33,012	19,860	41,520	8,580	57,204	57,204	23,026	41,604	42,120	8,424	9,480	21,312	7,392	515,378
4110-02	Administrative Free Unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4110-03	Office Staff	1,308	0	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	0	1,308	1,308	1,308	20,936
4110-06	Compensated Absences	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4110-07	Severance Pay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4110-10	Resident Services Coordinator	0	0	0	37,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,440
Total Salaries / Wages		42,912	23,700	20,645	81,180	18,876	34,320	21,168	42,828	9,888	58,512	58,512	24,334	42,912	43,428	8,424	10,788	22,620	8,700	573,753

BENEFITS - Administrative																				
4113-01	Retirement - PERS	3,607	1,680	2,622	5,555	2,213	4,201	2,213	4,819	878	4,858	5,078	3,090	5,277	5,515	840	1,847	2,622	1,190	58,105
4113-02	Voya Matching Contribution	41	0	41	41	540	41	540	41	41	1,186	41	41	41	41	0	41	41	290	3,043
4113-03	Health Savings Accounts	2,067	800	67	2,067	67	1,767	67	2,067	367	2,067	67	67	67	67	400	867	67	67	13,066
4113-04	Medical Insurance	5,109	3,437	4,461	5,109	2,942	11,497	2,942	5,109	2,164	5,109	7,109	165	5,109	7,109	1,718	3,601	4,461	1,553	78,702
4113-05	Dental Insurance	576	517	665	576	819	1,719	819	576	319	576	576	988	2,019	576	258	536	665	419	13,199
4113-06	State Unemployment	310	144	225	477	190	361	190	414	75	417	436	265	453	473	72	159	225	102	4,987
4113-07	Workers' Compensation (L&I)	1,683	808	1,077	2,086	875	1,784	875	2,086	370	2,086	2,086	1,430	2,086	2,086	404	875	1,077	471	24,246
4113-08	Life Insurance	133	60	98	165	81	153	81	160	32	163	189	125	199	204	30	66	98	43	2,080
4113-09	Social Security / Medicare	412	192	299	634	253	480	253	550	100	555	580	353	602	630	96	211	299	136	6,634
4113-10	Vision Insurance	90	92	74	90	95	198	95	90	37	90	90	110	233	90	46	95	74	49	1,738
Total Benefits		14,026	7,730	9,628	16,799	8,074	22,199	8,074	15,911	4,383	17,106	16,251	6,633	16,085	16,792	3,865	8,295	9,628	4,320	205,800

SALARIES / WAGES - Maintenance																				
4115-01	Maintenance Manager	1,716	0	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	0	1,716	1,716	1,716	27,456
4115-02	Maintenance Technician	18,138	26,154	13,020	125,518	20,952	31,451	19,860	17,813	7,512	36,457	54,408	14,032	36,264	27,973	6,708	11,209	13,680	8,820	489,968
4115-03	Maintenance Free Unit	0	0	6,960	0	0	9,600	0	0	0	0	0	0	0	9,600	0	0	0	0	26,160
4115-06	Compensated Absences	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4115-07	Severance Pay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Salaries / Wages		19,854	26,154	21,696	127,234	22,668	42,767	21,576	19,529	9,228	38,173	56,124	15,748	37,980	39,289	6,708	12,925	15,396	10,536	543,584

2019 Housing Budget Summary
By Property

ACCOUNT
NUMBER ACCOUNT NAME

INCOME

	Orchard Bluff	Golden Tides II	Madrona Manor	Public Housing	Fjord Manor	Rhody	Windsong	Finch Place	550 Madison	Conifer Woods	Park Place	Kingston Ridge	Heritage	Viewmont	Liberty Bay	Golden Tides III	Port Orchard Vista	Fjord Vista II	TOTAL
GROSS POTENTIAL INCOME																			
BENEFITS - Maintenance																			
4125-01 Retirement - PERS	833	3,322	1,863	15,152	3,427	4,222	2,490	2,490	933	4,858	4,497	228	4,374	3,781	136	1,652	1,863	1,599	57,720
4125-02 Voya Matching Contribution	203	0	56	1,385	56	56	56	56	56	1,186	56	56	56	56	0	56	56	56	3,498
4125-03 Health Savings Accounts	0	1,400	960	2,000	1,400	0	0	0	0	2,000	2,000	0	0	2,000	80	600	960	600	14,000
4125-04 Medical Insurance	694	9,332	2,373	18,138	9,332	5,902	3,472	3,472	1,042	13,332	4,944	0	6,944	4,944	198	4,000	2,373	4,000	94,492
4125-05 Dental Insurance	74	1,400	286	2,371	1,419	493	583	583	102	2,019	576	19	1,134	576	22	619	286	619	13,180
4125-06 State Unemployment	69	285	157	1,295	292	360	211	211	78	415	384	170	373	322	12	139	157	135	5,064
4125-07 Workers' Compensation (L&I)	269	1,413	1,036	5,923	1,481	1,784	1,077	1,077	370	2,086	2,086	1,077	2,086	2,086	81	673	1,036	673	26,316
4125-08 Life Insurance	30	159	68	541	114	143	92	92	32	8	167	8	251	167	5	76	68	54	2,075
4125-09 Social Security / Medicare	95	379	213	1,730	391	482	284	284	107	555	513	1,099	499	432	16	189	213	183	7,664
4125-10 Vision Insurance	12	161	45	311	164	77	73	73	16	233	90	3	177	90	3	72	45	72	1,715
Total Benefits	2,280	17,851	7,056	48,845	18,075	13,519	8,339	8,339	2,735	26,691	15,313	2,660	15,895	14,454	553	8,075	7,056	7,989	225,726

UTILITIES																			
4128-01 Electricity - Common Area	9,264	11,688	6,468	6,000	6,564	6,504	2,496	9,360	1,440	6,732	8,532	4,212	4,500	5,400	13,800	2,640	37,200	1,440	144,240
4128-02 Natural Gas	0	3,912	1,680	2,100	0	0	0	0	0	0	1,380	0	0	0	0	0	0	0	9,072
4128-03 Water	1,620	5,688	11,844	40,000	3,588	6,900	4,104	2,985	1,800	37,056	24,132	13,428	23,004	37,200	6,840	3,060	13,056	1,980	238,285
4128-04 Sewer	63,732	29,700	23,808	85,008	12,000	35,040	20,250	18,950	9,480	54,564	68,652	34,164	40,008	56,400	11,244	12,900	29,208	13,752	618,860
4128-05 Trash Removal	984	4,488	4,128	44,004	4,980	8,400	7,200	4,200	3,312	15,756	15,936	10,296	14,004	22,800	4,452	1,920	4,740	3,300	174,900
4128-06 Telephone	2,256	5,520	1,200	1,380	4,800	3,504	2,100	1,800	0	1,380	3,600	4,680	840	900	4,584	804	2,796	0	42,144
4128-07 Internet	600	240	780	1,380	600	504	600	1,200	0	600	600	600	840	900	0	0	0	0	9,444
Total Utilities	78,456	61,236	49,908	179,872	32,532	60,852	36,750	38,495	16,032	116,088	122,832	67,380	83,196	123,600	40,920	21,324	87,000	20,472	1,236,945

TURNOVER COSTS																			
4132-01 Utilities - Vacant Units	50	240	200	2,400	63	664	84	180	80	2,748	2,748	690	1,200	1,200	88	336	200	80	13,251
4132-02 Apartment Cleaning	300	1,440	480	5,220	330	880	440	660	440	5,400	5,400	1,350	1,440	1,440	240	480	0	440	26,380
4132-03 Carpet Cleaning	300	1,440	480	2,400	450	1,200	600	900	600	5,400	5,400	1,350	1,200	1,200	240	360	480	600	24,600
4132-04 Painting	1,500	600	0	3,600	3,000	8,000	3,000	780	4,000	3,600	3,600	1,500	1,560	1,560	140	500	560	1,200	38,700
4132-05 General Repairs / Maintenance	300	3,996	832	26,400	750	5,336	1,000	1,494	1,000	19,800	19,800	4,950	2,400	14,400	500	1,000	1,200	1,000	106,158
4132-06 Appliance Repair	200	2,400	2,000	600	750	2,000	1,000	1,500	1,000	3,600	3,600	900	1,200	1,200	1,000	900	600	1,000	25,450
Total Turnover Costs	2,650	10,116	3,992	40,620	5,343	18,080	6,124	5,514	7,120	40,548	40,548	10,740	9,000	21,000	2,208	3,576	3,040	4,320	234,539

MAINTENANCE & REPAIR																			
4138-01 Plumbing	2,400	600	600	600	1,200	1,200	504	900	1,200	1,800	1,800	1,800	600	600	240	300	900	600	17,844
4138-02 Common Area Maintenance	8,400	1,200	1,200	1,200	3,000	6,600	600	300	4,800	3,000	3,000	0	1,200	1,200	600	240	1,200	2,400	40,140
4138-03 Appliance Repair -- Current Tenants	0	900	600	600	300	3,000	684	1,440	2,400	3,600	3,600	2,400	2,100	1,800	250	125	300	2,400	26,499
4138-04 Electrical Repair & Maintenance	3,400	600	600	1,200	504	1,800	492	600	1,200	2,400	3,600	2,400	1,800	1,800	200	150	600	1,200	24,546
4138-05 Painting / Decorating	0	720	300	360	0	0	0	0	0	0	0	0	650	0	0	0	0	0	2,030
4138-06 Painting - Exterior	6,000	0	0	0	1,000	0	0	0	1,200	2,000	0	1,500	0	0	0	0	1,500	1,200	14,400
4138-07 Lighting - Repairs	3,900	1,200	600	3,000	0	1,800	600	600	0	2,400	2,400	1,200	1,800	1,800	300	300	300	0	22,200
4138-08 Lighting - Bulbs	0	600	600	600	120	600	300	300	300	600	600	600	600	600	150	150	150	300	7,170
4138-09 Landscaping	18,012	3,383	3,122	17,418	5,904	17,484	8,520	3,780	5,072	18,530	18,078	8,197	6,392	9,745	5,663	2,297	3,897	4,936	160,430
4138-10 Signage	1,500	1,200	0	1,000	1,000	0	928	0	0	0	2,500	1,000	0	0	0	0	0	1,000	10,128
4138-11 Elevator	0	3,744	264	0	264	0	0	5,496	0	0	0	0	0	0	0	9,000	6,264	0	25,032
4138-12 Keys & Locks	2,500	240	300	600	0	600	300	2,784	200	1,800	1,200	1,200	720	720	200	100	75	200	13,739
4138-13 Pest Control	1,200	600	600	2,400	1,248	2,004	504	996	1,200	3,600	3,600	3,600	3,000	3,000	1,620	250	300	1,200	30,922
4138-14 HVAC	0	1,800	1,200	0	0	0	0	0	0	3,000	3,000	1,500	0	0	0	0	500	0	11,000
4138-15 Interior Repairs - Current Tenants	0	2,400	0	12,000	1,200	9,996	2,820	1,200	1,500	6,000	6,000	6,000	6,600	4,800	480	500	1,200	1,500	64,196
4138-16 Window Washing	0	6,000	600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,600
4138-17 Fences / Gates	500	0	0	0	0	0	0	0	0	2,400	2,400	600	0	0	0	0	0	500	6,400
4138-18 Parking Lot	11,000	0	0	0	0	0	0	0	0	0	0	0	900	900	0	0	0	0	12,800
4138-19 Roof Maintenance	18,000	0	0	10,000	0	0	0	0	0	0	3,000	0	6,000	15,000	0	0	0	0	52,000
4138-20 Building Maintenance - Exterior	51,000	756	0	2,500	1,500	2,136	1,200	900	0	1,500	0	18,000	2,400	6,000	480	500	600	3,000	92,472
4138-21 Equipment Rental	0	150	150	120	0	0	150	0	0	150	150	0	960	960	75	0	150	0	3,015
4138-22 Tools	1,200	600	900	1,200	3,000	1,200	600	1,200	0	1,800	1,800	1,800	2,400	2,400	1,200	300	600	1,200	23,400
Total Maintenance & Repair	129,012	26,693	11,636	54,798	20,240	48,420	18,202	20,496	19,072	54,580	56,728	51,797	38,122	51,325	11,458	14,212	18,536	21,636	666,963

2019 Housing Budget Summary
By Property

ACCOUNT
NUMBER ACCOUNT NAME

INCOME

GROSS POTENTIAL INCOME		Orchard Bluff	Golden Tides II	Madrona Manor	Public Housing	Fjord Manor	Rhody	Windsong	Finch Place	550 Madison	Conifer Woods	Park Place	Kingston Ridge	Heritage	Viewmont	Liberty Bay	Golden Tides III	Port Orchard Vista	Fjord Vista II	TOTAL
JANITORIAL / CLEANING																				
4141-01	Janitorial Contract Cleaning	1,260	1,440	1,200	0	3,996	2,400	1,200	2,400	0	0	0	0	0	0	0	1,440	2,880	180	18,396
4141-02	Cleaning Supplies (non-turnover)	300	3,120	0	300	600	0	600	696	200	600	600	600	0	0	0	0	0	200	7,816
Total Janitorial		1,560	4,560	1,200	300	4,596	2,400	1,800	3,096	200	600	600	600	0	0	0	1,440	2,880	380	26,212
SECURITY																				
4143-01	Security Monitoring	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4143-02	Security System Inspection/Repair	0	120	0	0	0	1,500	0	0	0	0	0	0	480	480	0	0	0	0	2,580
4143-03	Other Security Program Mgmt.	0	0	0	0	0	0	0	0	0	3,000	3,000	3,000	0	0	0	0	0	0	9,000
Total Security		0	120	0	0	0	1,500	0	0	0	3,000	3,000	3,000	480	480	0	0	0	0	11,580
LIFE SAFETY																				
4146-01	Life & Safety Compliance	1,220	1,640	1,820	1,460	1,520	1,100	1,100	2,800	1,220	2,100	2,100	1,556	480	1,100	2,538	1,640	2,550	1,100	29,044
4146-02	Fire/Alarm Phone or Internet Connection	0	420	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	420
Total Life Safety		1,220	2,060	1,820	1,460	1,520	1,100	1,100	2,800	1,220	2,100	2,100	1,556	480	1,100	2,538	1,640	2,550	1,100	29,464
VEHICLES																				
4148-01	Vehicle Repair & Maintenance	0	0	0	6,900	0	0	0	0	0	83	0	0	0	0	0	0	0	0	6,983
4148-02	Fuel	0	150	150	12,000	0	0	0	150	0	150	150	0	150	150	0	0	75	100	13,225
4148-03	Insurance	0	0	0	1,042	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,042
4148-04	Tires	0	0	0	1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,500
Total Vehicles		0	150	150	21,442	0	0	0	150	0	233	150	0	150	150	0	0	75	100	22,750
OFFICE																				
4152-01	Office Supplies	1,200	480	480	600	420	816	420	600	420	600	600	1,200	600	600	120	60	240	420	9,876
4152-02	Petty Cash	1,200	3,600	1,800	0	1,800	1,200	1,200	1,200	600	1,200	1,200	0	1,800	1,800	0	1,200	1,200	1,200	22,200
4152-03	Computer Peripherals	0	260	0	600	0	0	0	0	0	0	1,500	528	240	240	0	100	1,500	0	4,968
4152-04	Copier Maintenance Agreements	600	348	516	0	656	444	96	96	96	624	792	300	444	756	0	144	516	96	6,524
4152-05	Toner/Ink	0	0	0	600	45	0	40	90	10	300	300	576	1,200	1,200	0	0	0	40	4,401
4152-06	Postage & Courier	588	308	240	600	144	588	160	432	132	576	576	216	540	540	72	100	96	88	5,996
4152-07	Professional Printing	0	0	0	0	0	0	108	216	144	216	216	0	0	0	0	0	0	108	1,008
4152-08	Misc. Office Equipment	0	625	0	0	420	1,000	2,000	1,040	0	0	0	0	0	0	0	0	0	0	5,085
Total Office		3,588	5,621	3,036	2,400	3,485	4,048	4,024	3,674	1,402	3,516	5,184	2,820	4,824	5,136	192	1,604	3,552	1,952	60,058
EMPLOYEE																				
4154-01	Recruiting	300	270	180	300	0	0	0	0	0	0	270	0	300	300	0	80	0	0	2,000
4154-02	Morale/Awards	1,692	300	300	180	300	300	300	300	0	300	300	300	240	240	0	120	0	150	5,322
4154-03	Travel	2,992	900	600	1,800	1,740	1,500	1,200	480	120	2,076	1,812	2,724	900	900	132	0	150	504	20,530
4154-04	Training	0	900	600	1,800	650	1,500	650	2,860	176	2,028	1,800	2,171	1,500	1,500	0	0	150	600	18,885
4154-05	Professional Publications	0	0	0	0	0	0	0	0	0	258	258	129	0	0	300	0	0	0	945
4154-06	Dues / Subscriptions	961	192	0	350	0	0	0	0	0	0	0	0	0	0	96	54	255	0	1,908
4154-07	Memberships	0	0	0	0	0	150	158	140	39	766	550	0	231	231	0	0	0	98	2,363
Total Employee		5,945	2,562	1,680	4,430	2,690	3,450	2,308	3,780	335	5,428	4,990	5,324	3,171	3,171	528	254	555	1,352	51,953
INFORMATION TECHNOLOGY																				
4157-01	Software/Maintenance Subscriptions	1,419	1,116	1,130	3,143	948	1,908	952	1,788	468	2,121	2,122	1,840	2,134	1,487	462	853	1,130	562	25,583
4157-02	Computer / Printers /Scanners (non cap)	1,290	1,040	920	1,300	920	1,040	920	920	1,040	1,180	1,290	1,290	1,460	1,460	920	1,040	995	920	19,945
4157-03	Professional Support	480	816	300	300	300	300	360	480	300	480	480	360	900	600	180	516	1,500	300	8,952
4157-04	Cellular Phone	308	740	608	1,736	548	908	548	632	356	1,028	1,028	1,016	944	980	320	440	608	392	13,140
Total IT		3,497	3,712	2,958	6,479	2,716	4,156	2,780	3,820	2,164	4,809	4,920	4,506	5,438	4,527	1,882	2,849	4,233	2,174	67,620

2019 Housing Budget Summary
By Property

ACCOUNT NUMBER	ACCOUNT NAME
-------------------	--------------

INCOME

GROSS POTENTIAL INCOME		Orchard Bluff	Golden Tides II	Madrona Manor	Public Housing	Fjord Manor	Rhody	Windsong	Finch Place	550 Madison	Conifer Woods	Park Place	Kingston Ridge	Heritage	Viewmont	Liberty Bay	Golden Tides III	Port Orchard Vista	Fjord Vista II	TOTAL
ADVERTISING & MARKETING																				
4161-01	Rental Magazines	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4161-02	Newspapers	0	0	400	0	0	0	0	0	0	0	0	0	450	450	0	0	0	0	1,300
4161-03	Online Advertising	176	223	100	270	76	350	72	250	0	3,828	4,000	3,914	300	300	0	36	216	32	14,143
4161-04	Website Hosting & Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Advertising		176	223	500	270	76	350	72	250	0	3,828	4,000	3,914	750	750	0	36	216	32	15,443
RESIDENT EXPENSES																				
4165-01	Screening Fees	516	1,032	258	2,580	516	1,032	516	516	344	2,064	2,064	516	1,032	1,032	86	172	516	172	14,964
4165-02	Utility Reimbursement	0	0	0	14,568	0	0	0	0	0	0	0	0	4,752	4,632	0	0	0	0	23,952
4165-03	Relocation Costs	0	0	0	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,000
4165-04	Resident Activities	1,200	600	600	600	260	900	0	1,200	0	300	300	300	600	600	0	400	300	0	8,160
4165-05	Resident Services Contract	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4165-06	Resident Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Resident		1,716	1,632	858	20,748	776	1,932	516	1,716	344	2,364	2,364	816	6,384	6,264	86	572	816	172	50,076
ADMINISTRATION																				
4175-01	Management Fees	0	0	0	0	33,948	42,996	32,556	27,684	0	47,640	53,580	23,160	28,701	38,760	23,370	7,116	20,280	18,636	398,427
4175-02	Asset Management Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4175-03	Partnership Administration Fees	0	0	0	0	0	0	0	0	0	24,792	29,613	14,810	30,000	30,000	18,730	0	32,340	4,536	184,821
4175-04	Compliance Monitoring Fees	0	0	0	0	0	0	0	0	0	1,620	2,340	990	1,960	2,660	0	0	1,845	0	11,415
4175-05	Incentive Management Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4175-06	Investor Services Fees	0	0	0	0	0	0	0	0	0	2,988	3,571	1,744	0	0	1,801	0	2,269	1,512	13,885
4175-07	Tax Credit Monitoring Fees	0	0	0	0	0	0	0	0	0	0	0	0	12,000	14,965	0	0	1,845	0	28,810
4175-08	Tenant Services Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,452	0	13,452
4175-09	Trustee Fees	0	0	0	0	0	3,150	0	0	0	968	792	440	2,434	2,434	0	0	0	0	10,218
4175-10	Bookkeeping Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4175-11	Legal Fees	0	4,500	0	14,400	500	500	750	4,800	150	2,100	1,800	1,800	0	1,560	500	0	0	900	34,260
4175-12	Bank Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4175-13	Audit Expenses	0	4,092	0	0	2,900	3,010	3,550	5,750	0	0	0	0	0	0	5,004	0	7,650	0	31,956
4175-14	Bad Debt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4175-15	Public Relations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4175-16	Miscellaneous	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Administration		0	8,592	0	14,400	37,348	49,656	36,856	38,234	150	80,108	91,696	42,944	75,095	90,379	49,405	7,116	79,681	25,584	727,244
OTHER FIXED EXPENSES																				
4181-03	Property & Liability Insurance	606	7,164	5,650	19,479	6,172	6,168	4,169	3,551	1,588	15,616	18,652	9,326	12,181	16,706	3,539	3,890	10,002	3,800	148,259
4181-04	Fidelity Bond Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4181-05	Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4181-06	Payment In Lieu of Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4181-07	Fire District Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4181-08	Other Taxes & Licenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	60	65	0	185
Total Other		606	7,164	5,650	19,479	6,172	6,168	4,169	3,551	1,588	15,616	18,652	9,326	12,181	16,706	3,599	3,950	10,067	3,800	148,444
TOTAL OPERATING EXPENSES		307,498	209,877	142,413	640,757	185,188	314,917	173,859	212,183	75,862	473,301	503,966	254,099	352,142	438,551	132,365	98,657	267,901	114,619	4,898,153
NET OPERATING INCOME		108,746	131,758	153,786	224,887	45,957	122,194	94,533	10,381	33,446	280,635	430,858	149,821	203,278	267,649	22,809	32,845	81,971	12,293	2,407,849

2019 Housing Budget Summary
By Property

ACCOUNT NUMBER	ACCOUNT NAME
-------------------	--------------

INCOME

GROSS POTENTIAL INCOME	Orchard Bluff	Golden Tides II	Madrona Manor	Public Housing	Fjord Manor	Rhody	Windsong	Finch Place	550 Madison	Conifer Woods	Park Place	Kingston Ridge	Heritage	Viewmont	Liberty Bay	Golden Tides III	Port Orchard Vista	Fjord Vista II	TOTAL
------------------------	------------------	--------------------	------------------	-------------------	----------------	-------	----------	----------------	----------------	------------------	---------------	-------------------	----------	----------	----------------	---------------------	--------------------------	-------------------	-------

DEBT SERVICE

4185-01	Principal	95,000	63,800	152,825	0	20,558	79,372	39,374	21,359	15,480	85,690	124,930	69,379	75,000	90,000	12,971	0	53,600	15,494	1,014,831
4185-02	Interest on Bonds Payable	9,625	3,230	3,365	0	0	43,538	0	0	0	163,725	238,700	132,561	92,090	112,985	0	0	0	0	799,818
4185-03	Interest on Notes Payable	0	2,847	3,495	0	14,560	1,860	48,811	29,692	12,708	0	0	0	0	0	470	34,615	45,687	21,406	216,151
4185-04	Mortgage Insurance Premium	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4185-05	Miscellaneous Financing Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL DEBT SERVICE		104,625	69,877	159,684	0	35,117	124,770	88,185	51,051	28,188	249,415	363,630	201,940	167,090	202,985	13,441	34,615	99,287	36,900	2,030,800

OPERATIONAL CASH FLOW	4,121	61,881	(5,898)	224,887	10,840	(2,575)	6,348	(40,670)	5,258	31,220	67,229	(52,119)	36,188	64,664	9,369	(1,770)	(17,316)	(24,608)	377,049
-----------------------	-------	--------	---------	---------	--------	---------	-------	----------	-------	--------	--------	----------	--------	--------	-------	---------	----------	----------	---------

CAPITAL EXPENDITURES FROM OPERATIONS

	Land Improvements	0	0	0	0	0	3,500	0	0	0	0	0	0	0	0	0	0	0	0	3,500
	Building Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Tenant Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Other Improvements	0	0	0	0	0	3,000	0	0	0	0	0	0	0	0	0	0	0	0	3,000
	Appliances	0	0	0	0	0	500	0	0	0	0	0	0	0	0	0	0	0	0	500
	Furn, Fix & Equip-Sched	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CAPITAL EXP FROM OPERATIONS		0	0	0	0	0	7,000	0	0	0	0	0	0	0	0	0	0	0	0	7,000

NET CASH FLOW	4,121	61,881	(5,898)	224,887	10,840	(9,575)	6,348	(40,670)	5,258	31,220	67,229	(52,119)	36,188	64,664	9,369	(1,770)	(17,316)	(24,608)	370,049
---------------	-------	--------	---------	---------	--------	---------	-------	----------	-------	--------	--------	----------	--------	--------	-------	---------	----------	----------	---------

RESERVE FUNDING	2,015	5,520	4,800	0	13,798	11,064	13,548	14,076	3,936	30,048	35,892	17,532	17,976	24,720	7,560	5,748	12,708	15,000	235,941
-----------------	-------	-------	-------	---	--------	--------	--------	--------	-------	--------	--------	--------	--------	--------	-------	-------	--------	--------	---------

CASH FLOW AFTER RESERVE FUNDING	2,106	56,361	(10,698)	224,887	(2,958)	(20,639)	(7,200)	(54,746)	1,322	1,172	31,337	(69,651)	18,212	39,944	1,809	(7,518)	(30,024)	(39,608)	134,108
---------------------------------	-------	--------	----------	---------	---------	----------	---------	----------	-------	-------	--------	----------	--------	--------	-------	---------	----------	----------	---------

CAPITAL EXPENDITURES FROM RESERVES

	Land Improvements	0	0	0	0	0	42,680	0	0	0	0	0	0	0	0	0	0	0	0	42,680
	Building Improvements	0	0	0	6,000	0	0	40,704	0	0	54,000	66,000	24,000	0	40,200	0	0	0	8,400	239,304
	Tenant Improvements	0	0	0	0	0	3,600	0	9,000	0	0	0	0	0	0	0	0	0	0	12,600
	Other Improvements	0	0	0	0	0	0	12,000	0	0	0	54,000	36,000	0	0	0	0	0	0	102,000
	Appliances	0	12,000	12,000	12,000	6,500	3,500	9,000	4,000	0	24,000	24,000	24,000	6,000	0	0	0	0	12,000	149,000
	Furn, Fix & Equip-Sched	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CAPITAL EXP FROM RESERVES		0	12,000	12,000	0	6,500	49,780	61,704	13,000	0	78,000	144,000	84,000	6,000	40,200	0	0	0	20,400	527,584

ORCHARD BLUFF

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

INCOME

GROSS POTENTIAL INCOME														
3110-05	+ Tenant Rent	34,687	34,687	34,687	34,687	34,687	34,687	34,687	34,687	34,687	34,687	34,687	34,687	416,244
3110-10	+ Rental Subsidies	298	298	298	298	298	298	298	298	298	298	298	298	3,576
3110-11	+ Section 8 Income	0	0	0	0	0	0	0	0	0	0	0	0	0
3115-01	- Vacancy Loss	400	400	400	400	400	400	400	400	400	400	400	400	4,800
3115-02	- Rental Concessions	0	0	0	0	0	0	0	0	0	0	0	0	0
3115-03	- Collection Loss	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Rental Income	34,585	34,585	34,585	34,585	34,585	34,585	34,585	34,585	34,585	34,585	34,585	34,585	415,020

OTHER INCOME														
3422-01	Laundry / Vending	2	2	2	2	2	2	2	2	2	2	2	2	24
3422-02	Tenant Charges	100	100	100	100	100	100	100	100	100	100	100	100	1,200
3422-03	Miscellaneous / Other	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Other Income	102	102	102	102	102	102	102	102	102	102	102	102	1,224

TOTAL INCOME		34,687	34,687	34,687	34,687	34,687	34,687	34,687	34,687	34,687	34,687	34,687	34,687	416,244
--------------	--	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

EXPENSES

SALARIES / WAGES - Administrative														
4110-01	Site Manager	3,467	3,467	3,467	3,467	3,467	3,467	3,467	3,467	3,467	3,467	3,467	3,467	41,604
4110-02	Administrative Free Unit													0
4110-03	Office Staff	109	109	109	109	109	109	109	109	109	109	109	109	1,308
4110-06	Compensated Absences													0
4110-07	Severance Pay													0
														0
	Total Salaries / Wages	3,576	3,576	3,576	3,576	3,576	3,576	3,576	3,576	3,576	3,576	3,576	3,576	42,912

BENEFITS - Administrative														
4113-01	Retirement - PERS	301	301	301	301	301	301	301	301	301	301	301	301	3,607
4113-02	Voya Matching Contribution	3	3	3	3	3	3	3	3	3	3	3	3	41
4113-03	Health Savings Accounts	172	172	172	172	172	172	172	172	172	172	172	172	2,067
4113-04	Medical Insurance	426	426	426	426	426	426	426	426	426	426	426	426	5,109
4113-05	Dental Insurance	48	48	48	48	48	48	48	48	48	48	48	48	576
4113-06	State Unemployment	26	26	26	26	26	26	26	26	26	26	26	26	310
4113-07	Workers' Compensation (L&I)	140	140	140	140	140	140	140	140	140	140	140	140	1,683
4113-08	Life Insurance - Group / Life, AD&D, LTD	11	11	11	11	11	11	11	11	11	11	11	11	133
4113-09	Social Security / Medicare	34	34	34	34	34	34	34	34	34	34	34	34	412
4113-10	Vision Insurance	8	8	8	8	8	8	8	8	8	8	8	8	90
	Total Benefits	1,169	1,169	1,169	1,169	1,169	1,169	1,169	1,169	1,169	1,169	1,169	1,169	14,026

ORCHARD BLUFF

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

	SALARIES / WAGES - Maintenance													
4115-01	Maintenance Manager	143	143	143	143	143	143	143	143	143	143	143	143	1,716
4115-02	Maintenance Technician	1,511	1,511	1,511	1,511	1,511	1,511	1,511	1,511	1,511	1,511	1,511	1,511	18,138
4115-03	Maintenance Free Unit													0
4115-06	Compensated Absences													0
4115-07	Severance Pay													0
	Total Salaries / Wages	1,654	1,654	1,654	1,654	1,654	1,654	1,654	1,654	1,654	1,654	1,654	1,654	19,854

	BENEFITS - Maintenance													
4125-01	Retirement - PERS	69	69	69	69	69	69	69	69	69	69	69	69	833
4125-02	Voya Matching Contribution	17	17	17	17	17	17	17	17	17	17	17	17	203
4125-03	Health Savings Accounts	0	0	0	0	0	0	0	0	0	0	0	0	0
4125-04	Medical Insurance	58	58	58	58	58	58	58	58	58	58	58	58	694
4125-05	Dental Insurance	6	6	6	6	6	6	6	6	6	6	6	6	74
4125-06	State Unemployment	6	6	6	6	6	6	6	6	6	6	6	6	69
4125-07	Workers' Compensation (L&I)	22	22	22	22	22	22	22	22	22	22	22	22	269
4125-08	Life Insurance - Group / Life, AD&D, LTD	3	3	3	3	3	3	3	3	3	3	3	3	30
4125-09	Social Security / Medicare	8	8	8	8	8	8	8	8	8	8	8	8	95
4125-10	Vision Insurance	1	1	1	1	1	1	1	1	1	1	1	1	12
	Total Benefits	190	190	190	190	190	190	190	190	190	190	190	190	2,280

	UTILITIES													
4128-01	Electricity - Common Area	772	772	772	772	772	772	772	772	772	772	772	772	9,264
4128-02	Natural Gas	0	0	0	0	0	0	0	0	0	0	0	0	0
4128-03	Water	135	135	135	135	135	135	135	135	135	135	135	135	1,620
4128-04	Sewer	5,311	5,311	5,311	5,311	5,311	5,311	5,311	5,311	5,311	5,311	5,311	5,311	63,732
4128-05	Trash Removal	82	82	82	82	82	82	82	82	82	82	82	82	984
4128-06	Telephone	188	188	188	188	188	188	188	188	188	188	188	188	2,256
4128-07	Internet	50	50	50	50	50	50	50	50	50	50	50	50	600
	Total Utilities	6,538	6,538	6,538	6,538	6,538	6,538	6,538	6,538	6,538	6,538	6,538	6,538	78,456

	TURNOVER COSTS													
4132-01	Utilities - Vacant Units							50						50
4132-02	Apartment Cleaning							300						300
4132-03	Carpet Cleaning							300						300
4132-04	Painting							1,500						1,500
4132-05	General Repairs / Maintenance							300						300
4132-06	Appliance Repair							200						200
	Total Turnover Costs	0	0	0	0	0	0	2,650	0	0	0	0	0	2,650

ORCHARD BLUFF

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
MAINTENANCE & REPAIR														
4138-01	Plumbing	200	200	200	200	200	200	200	200	200	200	200	200	2,400
4138-02	Common Area Maintenance	700	700	700	700	700	700	700	700	700	700	700	700	8,400
4138-03	Appliance Repair -- Current Tenants													0
4138-04	Electrical Repair & Maintenance			3,400										3,400
4138-05	Painting / Decorating													0
4138-06	Painting - Exterior	500	500	500	500	500	500	500	500	500	500	500	500	6,000
4138-07	Lighting - Repairs	325	325	325	325	325	325	325	325	325	325	325	325	3,900
4138-08	Lighting - Bulbs													0
4138-09	Landscaping	2,376	376	376	2,376	376	376	2,376	5,876	376	2,376	376	376	18,012
4138-10	Signage	1,500												1,500
4138-11	Elevator													0
4138-12	Keys & Locks	2,500												2,500
4138-13	Pest Control	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-14	HVAC													0
4138-15	Interior Repairs - Current Tenants													0
4138-16	Window Washing													0
4138-17	Fences / Gates										500			500
4138-18	Parking Lot	11,000												11,000
4138-19	Roof Maintenance	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
4138-20	Building Maintenance - Exterior	7,500	7,500	7,500	1,000	1,000	1,000	1,000	1,000	1,000	7,500	7,500	7,500	51,000
4138-21	Equipment Rental													0
4138-22	Tools	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Total Maintenance & Repair		28,301	11,301	14,701	6,801	4,801	4,801	6,801	10,301	4,801	13,801	11,301	11,301	129,012
JANITORIAL / CLEANING														
4141-01	Janitorial Contract Cleaning	105	105	105	105	105	105	105	105	105	105	105	105	1,260
4141-02	Cleaning Supplies (non-turnover)	25	25	25	25	25	25	25	25	25	25	25	25	300
Total Janitorial		130	130	130	130	130	130	130	130	130	130	130	130	1,560
SECURITY														
4143-01	Security Monitoring													0
4143-02	Security System Inspection/Repair													0
4143-03	Other Security Program Mgmt.													0
Total Security		0	0	0	0	0	0	0	0	0	0	0	0	0
LIFE SAFETY														
4146-01	Life & Safety Compliance						70			1,150				1,220
4146-02	Fire/Alarm Phone or Internet Connection													0
Total Life Safety		0	0	0	0	0	70	0	0	1,150	0	0	0	1,220
VEHICLES														
4148-01	Vehicle Repair & Maintenance													0
4148-02	Fuel													0
4148-03	Insurance													0
4148-04	Tires													0
Total Vehicles		0	0	0	0	0	0	0	0	0	0	0	0	0

ORCHARD BLUFF

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
OFFICE														
4152-01	Office Supplies	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4152-02	Petty Cash	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4152-03	Computer Peripherals													0
4152-04	Copier Maintenance Agreements	50	50	50	50	50	50	50	50	50	50	50	50	600
4152-05	Toner/Ink													0
4152-06	Postage & Courier	49	49	49	49	49	49	49	49	49	49	49	49	588
4152-07	Professional Printing													0
4152-08	Misc. Office Equipment													0
	Total Office	299	299	299	299	299	299	299	299	299	299	299	299	3,588
EMPLOYEE														
4154-01	Recruiting	25	25	25	25	25	25	25	25	25	25	25	25	300
4154-02	Morale/Awards	141	141	141	141	141	141	141	141	141	141	141	141	1,692
4154-03	Travel	414						151			942	1,485		2,992
4154-04	Training													0
4154-05	Professional Publications													0
4154-06	Dues / Subscriptions							961						961
4154-07	Memberships													0
	Total Employee	580	166	166	166	166	166	1,278	166	166	1,108	1,651	166	5,945
INFORMATION TECHNOLOGY														
4157-01	Software/Maintenance Subscriptions	118	118	118	118	118	118	118	118	118	118	118	118	1,419
4157-02	Computer / Printers /Scanners (non cap)	295	45	45	45	545	45	45	45	45	45	45	45	1,290
4157-03	Professional Support	40	40	40	40	40	40	40	40	40	40	40	40	480
4157-04	Cellular Phone	9	9	9	209	9	9	9	9	9	9	9	9	308
	Total IT	462	212	212	412	712	212	212	212	212	212	212	212	3,497
ADVERTISING & MARKETING														
4161-01	Rental Magazines													0
4161-02	Newspapers													0
4161-03	Online Advertising							176						176
4161-04	Website Hosting & Maintenance													0
	Total Advertising	0	0	0	0	0	0	176	0	0	0	0	0	176
RESIDENT EXPENSES														
4165-01	Screening Fees	43	43	43	43	43	43	43	43	43	43	43	43	516
4165-02	Utility Reimbursement													0
4165-03	Relocation Costs													0
4165-04	Resident Activities	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4165-05	Resident Services Contract													0
4165-06	Resident Services													0
	Total Resident	143	143	143	143	143	143	143	143	143	143	143	143	1,716

ORCHARD BLUFF

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
	ADMINISTRATION													
4175-01	Management Fees													0
4175-02	Asset Management Fees													0
4175-03	Partnership Administration Fees													0
4175-04	Compliance Monitoring Fees													0
4175-05	Incentive Management Fees													0
4175-06	Investor Services Fees													0
4175-07	Tax Credit Monitoring Fees													0
4175-08	Tenant Services Fees													0
4175-09	Trustee Fees													0
4175-10	Bookkeeping Fees													0
4175-11	Legal Fees													0
4175-12	Bank Fees													0
4175-13	Audit Expenses													0
4175-14	Bad Debt													0
4175-15	Public Relations													0
4175-16	Miscellaneous													0
	Total Administration	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER FIXED EXPENSES													
4181-03	Property & Liability Insurance	51	51	51	51	51	51	51	51	51	51	51	51	606
4181-04	Fidelity Bond Insurance													0
4181-05	Real Estate Taxes													0
4181-06	Payment In Lieu of Taxes													0
4181-07	Fire District Fees													0
4181-08	Other Taxes & Licenses													0
	Total Other	51	51	51	51	51	51	51	51	51	51	51	51	606
TOTAL OPERATING EXPENSES		43,093	25,429	28,829	21,129	19,429	18,999	24,867	24,429	20,079	28,871	26,914	25,429	307,498
NET OPERATING INCOME		(8,406)	9,258	5,858	13,558	15,258	15,688	9,820	10,258	14,608	5,816	7,773	9,258	108,746

ORCHARD BLUFF

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

DEBT SERVICE														
4185-01	Principal						95,000							95,000
4185-02	Interest on Bonds Payable						5,525						4,100	9,625
4185-03	Interest on Notes Payable													0
4185-04	Mortgage Insurance Premium													0
4185-05	Miscellaneous Financing Expenses													0
TOTAL DEBT SERVICE		0	0	0	0	0	100,525	0	0	0	0	0	4,100	104,625

OPERATIONAL CASH FLOW	(8,406)	9,258	5,858	13,558	15,258	(84,837)	9,820	10,258	14,608	5,816	7,773	5,158	4,121
------------------------------	----------------	--------------	--------------	---------------	---------------	-----------------	--------------	---------------	---------------	--------------	--------------	--------------	--------------

CAPITAL EXPENDITURES FROM OPERATIONS														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM OPERATIONS		0	0	0	0	0	0	0	0	0	0	0	0	0

NET CASH FLOW	(8,406)	9,258	5,858	13,558	15,258	(84,837)	9,820	10,258	14,608	5,816	7,773	5,158	4,121
----------------------	----------------	--------------	--------------	---------------	---------------	-----------------	--------------	---------------	---------------	--------------	--------------	--------------	--------------

YTD TOTAL NET CASH FLOW	(8,406)	852	6,710	20,268	35,526	(49,311)	(39,492)	(29,234)	(14,626)	(8,810)	(1,037)	4,121
--------------------------------	----------------	------------	--------------	---------------	---------------	-----------------	-----------------	-----------------	-----------------	----------------	----------------	--------------

RESERVE FUNDING	168	168	168	168	168	168	168	168	168	168	168	168	2,015
------------------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	--------------

CASH FLOW AFTER RESERVE FUNDING	(8,574)	684	6,542	20,100	35,358	(49,479)	(39,659)	(29,402)	(14,794)	(8,978)	(1,205)	3,953	2,106
--	----------------	------------	--------------	---------------	---------------	-----------------	-----------------	-----------------	-----------------	----------------	----------------	--------------	--------------

CAPITAL EXPENDITURES FROM RESERVES														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM RESERVES		0	0	0	0	0	0	0	0	0	0	0	0	0

Golden Tides II

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

INCOME

GROSS POTENTIAL INCOME														
3110-05	+ Tenant Rent	20,050	20,050	20,050	20,050	20,050	20,050	20,050	20,050	20,050	20,050	20,050	20,050	240,600
3110-10	+ Rental Subsidies	404	404	404	404	404	404	404	404	404	404	404	404	4,848
3110-11	+ Section 8 Income	8,165	8,165	8,165	8,165	8,165	8,165	8,165	8,165	8,165	8,165	8,165	8,165	97,980
3115-01	- Vacancy Loss	841	601		601			601					601	3,245
3115-02	- Rental Concessions						240	240	240		240	240	240	1,440
3115-03	- Collection Loss													0
	Total Rental Income	27,778	28,018	28,619	28,018	28,619	28,379	27,778	28,379	28,619	28,379	28,379	27,778	338,743

OTHER INCOME														
3422-01	Laundry / Vending	205	205	205	205	205	205	205	205	205	205	205	205	2,460
3422-02	Tenant Charges (excess utilities)	0	0	0	0	0	0	0	0	0	0	0	0	0
3422-03	Miscellaneous / Other	36	36	36	36	36	36	36	36	36	36	36	36	432
	Total Other Income	241	241	241	241	241	241	241	241	241	241	241	241	2,892

TOTAL INCOME	28,019	28,259	28,860	28,259	28,860	28,620	28,019	28,620	28,860	28,620	28,620	28,019	341,635
--------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

EXPENSES

SALARIES / WAGES - Administrative														
4110-01	Site Manager	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975	23,700
4110-02	Administrative Free Unit													0
4110-03	Office Staff													0
4110-06	Compensated Absences													0
4110-07	Severance Pay													0
														0
	Total Salaries / Wages	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975	23,700

BENEFITS - Administrative														
4113-01	Retirement - PERS	140	140	140	140	140	140	140	140	140	140	140	140	1,680
4113-02	Voya Matching Contribution	0	0	0	0	0	0	0	0	0	0	0	0	0
4113-03	Health Savings Accounts	67	67	67	67	67	67	67	67	67	67	67	67	800
4113-04	Medical Insurance	286	286	286	286	286	286	286	286	286	286	286	286	3,437
4113-05	Dental Insurance	43	43	43	43	43	43	43	43	43	43	43	43	517
4113-06	State Unemployment	12	12	12	12	12	12	12	12	12	12	12	12	144
4113-07	Workers' Compensation (L&I)	67	67	67	67	67	67	67	67	67	67	67	67	808
4113-08	Life Insurance - Group / Life, AD&D, LTD	5	5	5	5	5	5	5	5	5	5	5	5	60
4113-09	Social Security / Medicare	16	16	16	16	16	16	16	16	16	16	16	16	192
4113-10	Vision Insurance	8	8	8	8	8	8	8	8	8	8	8	8	92
	Total Benefits	644	644	644	644	644	644	644	644	644	644	644	644	7,730

Golden Tides II

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
SALARIES / WAGES - Maintenance														
4115-01	Maintenance Manager													0
4115-02	Maintenance Technician	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	26,154
4115-03	Maintenance Free Unit													0
4115-06	Compensated Absences													0
4115-07	Severance Pay													0
	Total Salaries / Wages	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	26,154
BENEFITS - Maintenance														
4125-01	Retirement - PERS	277	277	277	277	277	277	277	277	277	277	277	277	3,322
4125-02	Voya Matching Contribution	0	0	0	0	0	0	0	0	0	0	0	0	0
4125-03	Health Savings Accounts	117	117	117	117	117	117	117	117	117	117	117	117	1,400
4125-04	Medical Insurance	778	778	778	778	778	778	778	778	778	778	778	778	9,332
4125-05	Dental Insurance	117	117	117	117	117	117	117	117	117	117	117	117	1,400
4125-06	State Unemployment	24	24	24	24	24	24	24	24	24	24	24	24	285
4125-07	Workers' Compensation (L&I)	118	118	118	118	118	118	118	118	118	118	118	118	1,413
4125-08	Life Insurance - Group / Life, AD&D, LTD	13	13	13	13	13	13	13	13	13	13	13	13	159
4125-09	Social Security / Medicare	32	32	32	32	32	32	32	32	32	32	32	32	379
4125-10	Vision Insurance	13	13	13	13	13	13	13	13	13	13	13	13	161
	Total Benefits	1,488	1,488	1,488	1,488	1,488	1,488	1,488	1,488	1,488	1,488	1,488	1,488	17,851
UTILITIES														
4128-01	Electricity - Common Area	974	974	974	974	974	974	974	974	974	974	974	974	11,688
4128-02	Natural Gas	326	326	326	326	326	326	326	326	326	326	326	326	3,912
4128-03	Water	474	474	474	474	474	474	474	474	474	474	474	474	5,688
4128-04	Sewer	2,475	2,475	2,475	2,475	2,475	2,475	2,475	2,475	2,475	2,475	2,475	2,475	29,700
4128-05	Trash Removal	374	374	374	374	374	374	374	374	374	374	374	374	4,488
4128-06	Telephone	460	460	460	460	460	460	460	460	460	460	460	460	5,520
4128-07	Internet	20	20	20	20	20	20	20	20	20	20	20	20	240
	Total Utilities	5,103	5,103	5,103	5,103	5,103	5,103	5,103	5,103	5,103	5,103	5,103	5,103	61,236
TURNOVER COSTS														
4132-01	Utilities - Vacant Units	20	20	20	20	20	20	20	20	20	20	20	20	240
4132-02	Apartment Cleaning	120	120	120	120	120	120	120	120	120	120	120	120	1,440
4132-03	Carpet Cleaning	120	120	120	120	120	120	120	120	120	120	120	120	1,440
4132-04	Painting	50	50	50	50	50	50	50	50	50	50	50	50	600
4132-05	General Repairs / Maintenance	333	333	333	333	333	333	333	333	333	333	333	333	3,996
4132-06	Appliance Repair	200	200	200	200	200	200	200	200	200	200	200	200	2,400
	Total Turnover Costs	843	843	843	843	843	843	843	843	843	843	843	843	10,116

Golden Tides II

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
MAINTENANCE & REPAIR														
4138-01	Plumbing	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-02	Common Area Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-03	Appliance Repair -- Current Tenants	75	75	75	75	75	75	75	75	75	75	75	75	900
4138-04	Electrical Repair & Maintenance	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-05	Painting / Decorating	60	60	60	60	60	60	60	60	60	60	60	60	720
4138-06	Painting - Exterior	0	0	0	0	0	0	0	0	0	0	0	0	0
4138-07	Lighting - Repairs	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-08	Lighting - Bulbs	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-09	Landscaping	376	376	376	376	376				376	376	376	376	3,383
4138-10	Signage	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-11	Elevator	312	312	312	312	312	312	312	312	312	312	312	312	3,744
4138-12	Keys & Locks	20	20	20	20	20	20	20	20	20	20	20	20	240
4138-13	Pest Control	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-14	HVAC	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4138-15	Interior Repairs - Current Tenants	200	200	200	200	200	200	200	200	200	200	200	200	2,400
4138-16	Window Washing	500	500	500	500	500	500	500	500	500	500	500	500	6,000
4138-17	Fences / Gates													0
4138-18	Parking Lot													0
4138-19	Roof Maintenance													0
4138-20	Building Maintenance - Exterior	63	63	63	63	63	63	63	63	63	63	63	63	756
4138-21	Equipment Rental	25		25		25		25		25		25		150
4138-22	Tools	50	50	50	50	50	50	50	50	50	50	50	50	600
Total Maintenance & Repair		2,331	2,306	2,331	2,306	2,331	1,930	1,955	1,930	2,331	2,306	2,331	2,306	26,693
JANITORIAL / CLEANING														
4141-01	Janitorial Contract Cleaning	120	120	120	120	120	120	120	120	120	120	120	120	1,440
4141-02	Cleaning Supplies (non-turnover)	260	260	260	260	260	260	260	260	260	260	260	260	3,120
Total Janitorial		380	380	380	380	380	380	380	380	380	380	380	380	4,560
SECURITY														
4143-01	Security Monitoring													0
4143-02	Security System Inspection/Repair	10	10	10	10	10	10	10	10	10	10	10	10	120
4143-03	Other Security Program Mgmt.													0
Total Security		10	10	10	10	10	10	10	10	10	10	10	10	120
LIFE SAFETY														
4146-01	Life & Safety Compliance			135			135			1,235			135	1,640
4146-02	Fire/Alarm Phone or Internet Connection	35	35	35	35	35	35	35	35	35	35	35	35	420
Total Life Safety		35	35	170	35	35	170	35	35	1,270	35	35	170	2,060
VEHICLES														
4148-01	Vehicle Repair & Maintenance													0
4148-02	Fuel	25		25		25		25		25		25		150
4148-03	Insurance													0
4148-04	Tires													0
Total Vehicles		25	0	25	0	25	0	25	0	25	0	25	0	150

Golden Tides II

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
OFFICE														
4152-01	Office Supplies	40	40	40	40	40	40	40	40	40	40	40	40	480
4152-02	Petty Cash	300	300	300	300	300	300	300	300	300	300	300	300	3,600
4152-03	Computer Peripherals	20	20	20	20	40	20	20	20	20	20	20	20	260
4152-04	Copier Maintenance Agreements	29	29	29	29	29	29	29	29	29	29	29	29	348
4152-05	Toner/Ink													0
4152-06	Postage & Courier	48		48	20	48		48		48		48		308
4152-07	Professional Printing													0
4152-08	Misc. Office Equipment							125	500					625
	Total Office	437	389	437	409	457	389	562	889	437	389	437	389	5,621
EMPLOYEE														
4154-01	Recruiting - Advertising							45	45	45	45	45	45	270
4154-02	Morale/Awards	25	25	25	25	25	25	25	25	25	25	25	25	300
4154-03	Travel	75	75	75	75	75	75	75	75	75	75	75	75	900
4154-04	Training	75	75	75	75	75	75	75	75	75	75	75	75	900
4154-05	Professional Publications													0
4154-06	Dues / Subscriptions	16	16	16	16	16	16	16	16	16	16	16	16	192
4154-07	Memberships													0
	Total Employee	191	191	191	191	191	191	236	236	236	236	236	236	2,562
INFORMATION TECHNOLOGY														
4157-01	Software/Maintenance Subscriptions	93	93	93	93	93	93	93	93	93	93	93	93	1,116
4157-02	Computer / Printers /Scanners (non cap)	45	45	45	45	545	45	45	45	45	45	45	45	1,040
4157-03	Professional Support	68	68	68	68	68	68	68	68	68	68	68	68	816
4157-04	Cellular Phone - maint	45	45	45	245	45	45	45	45	45	45	45	45	740
	Total IT	251	251	251	451	751	251	251	251	251	251	251	251	3,712
ADVERTISING & MARKETING														
4161-01	Rental Magazines													0
4161-02	Newspapers													0
4161-03	Online Advertising	22	45		22		45	22			22	45		223
4161-04	Website Hosting & Maintenance													0
	Total Advertising	22	45	0	22	0	45	22	0	0	22	45	0	223
RESIDENT EXPENSES														
4165-01	Screening Fees	86	86	86	86	86	86	86	86	86	86	86	86	1,032
4165-02	Utility Reimbursement													0
4165-03	Relocation Costs													0
4165-04	Resident Activities	50	50	50	50	50	50	50	50	50	50	50	50	600
4165-05	Resident Services Contract													0
4165-06	Resident Services													0
	Total Resident	136	136	136	136	136	136	136	136	136	136	136	136	1,632

Golden Tides II

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
ADMINISTRATION														
4175-01	Management Fees													0
4175-02	Asset Management Fees													0
4175-03	Partnership Administration Fees													0
4175-04	Compliance Monitoring Fees													0
4175-05	Incentive Management Fees													0
4175-06	Investor Services Fees													0
4175-07	Tax Credit Monitoring Fees													0
4175-08	Tenant Services Fees													0
4175-09	Trustee Fees													0
4175-10	Bookkeeping Fees													0
4175-11	Legal Fees	375	375	375	375	375	375	375	375	375	375	375	375	4,500
4175-12	Bank Fees													0
4175-13	Audit Expenses	341	341	341	341	341	341	341	341	341	341	341	341	4,092
4175-14	Bad Debt													0
4175-15	Public Relations													0
4175-16	Miscellaneous													0
Total Administration		716	716	716	716	716	716	716	716	716	716	716	716	8,592
OTHER FIXED EXPENSES														
4181-03	Property & Liability Insurance	597	597	597	597	597	597	597	597	597	597	597	597	7,164
4181-04	Fidelity Bond Insurance													0
4181-05	Real Estate Taxes													0
4181-06	Payment In Lieu of Taxes													0
4181-07	Fire District Fees													0
4181-08	Other Taxes & Licenses	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other		597	597	597	597	597	597	597	597	597	597	597	597	7,164
TOTAL OPERATING EXPENSES		17,363	17,288	17,476	17,485	17,861	17,047	17,157	17,412	18,621	17,310	17,431	17,423	209,877
NET OPERATING INCOME		10,656	10,971	11,384	10,774	10,999	11,573	10,862	11,208	10,239	11,310	11,189	10,596	131,758

Golden Tides II

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
DEBT SERVICE														
4185-01	Principal	1,067	1,070	1,072	1,075	1,078	1,081	1,084	1,087	1,089	1,092	1,095	51,910	63,800
4185-02	Interest on Bonds Payable	285	282	274	277	274	271	268	265	263	260	257	254	3,230
4185-03	Interest on Notes Payable												2,847	2,847
4185-04	Mortgage Insurance Premium													0
4185-05	Miscellaneous Financing Expenses													0
TOTAL DEBT SERVICE		1,352	1,352	1,346	1,352	1,352	1,352	1,352	1,352	1,352	1,352	1,352	55,011	69,877

OPERATIONAL CASH FLOW	9,304	9,619	10,038	9,422	9,647	10,221	9,510	9,856	8,887	9,958	9,837	(44,415)	61,881
------------------------------	--------------	--------------	---------------	--------------	--------------	---------------	--------------	--------------	--------------	--------------	--------------	-----------------	---------------

CAPITAL EXPENDITURES FROM OPERATIONS														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM OPERATIONS		0	0	0	0	0	0	0	0	0	0	0	0	0

NET CASH FLOW	9,304	9,619	10,038	9,422	9,647	10,221	9,510	9,856	8,887	9,958	9,837	(44,415)	61,881
----------------------	--------------	--------------	---------------	--------------	--------------	---------------	--------------	--------------	--------------	--------------	--------------	-----------------	---------------

YTD TOTAL NET CASH FLOW	9,304	18,923	28,960	38,382	48,029	58,250	67,759	77,615	86,502	96,460	106,297	61,881
--------------------------------	--------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	----------------	---------------

RESERVE FUNDING OF OPERATIONS	460	460	460	460	460	460	460	460	460	460	460	460	460	5,520
--------------------------------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	--------------

CASH FLOW AFTER RESERVE FUNDING	8,844	18,463	28,500	37,922	47,569	57,790	67,299	77,155	86,042	96,000	105,837	61,421	56,361
--	--------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	----------------	---------------	---------------

CAPITAL EXPENDITURES FROM RESERVES														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM RESERVES		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000

Madrona Manor
2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

INCOME

GROSS POTENTIAL INCOME														
3110-05	+ Tenant Rent	15,629	15,629	15,629	15,629	15,629	15,629	15,629	15,629	15,629	15,629	15,629	15,629	187,548
3110-10	+ Rental Subsidies	493	493	493	493	493	493	493	493	493	493	493	493	5,916
3110-11	+ Section 8 Income	8,327	8,327	8,327	8,327	8,327	8,327	8,327	8,327	8,327	8,327	8,327	8,327	99,924
3115-01	- Vacancy Loss				567				567			567		1,701
3115-02	- Rental Concessions													0
3115-03	- Collection Loss													0
	Total Rental Income	24,449	24,449	24,449	23,882	24,449	24,449	24,449	23,882	24,449	24,449	23,882	24,449	291,687

OTHER INCOME														
3422-01	Laundry / Vending	230	230	230	230	230	230	230	230	230	230	230	230	2,760
3422-02	Tenant Charges													0
3422-03	Miscellaneous / Other	146	146	146	146	146	146	146	146	146	146	146	146	1,752
	Total Other Income	376	376	376	376	376	376	376	376	376	376	376	376	4,512

TOTAL INCOME	24,825	24,825	24,825	24,258	24,825	24,825	24,825	24,825	24,258	24,825	24,825	24,258	24,825	296,199
--------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

EXPENSES

SALARIES / WAGES - Administrative														
4110-01	Site Manager	1,611	1,611	1,611	1,611	1,611	1,611	1,611	1,611	1,611	1,611	1,611	1,611	19,336
4110-02	Administrative Free Unit													0
4110-03	Office Staff	109	109	109	109	109	109	109	109	109	109	109	109	1,308
4110-06	Compensated Absences													0
4110-07	Severance Pay													0
														0
	Total Salaries / Wages	1,720	1,720	1,720	1,720	1,720	1,720	1,720	1,720	1,720	1,720	1,720	1,720	20,645

BENEFITS - Administrative														
4113-01	Retirement - PERS	218	218	218	218	218	218	218	218	218	218	218	218	2,622
4113-02	Voya Matching Contribution	3	3	3	3	3	3	3	3	3	3	3	3	41
4113-03	Health Savings Accounts	6	6	6	6	6	6	6	6	6	6	6	6	67
4113-04	Medical Insurance	372	372	372	372	372	372	372	372	372	372	372	372	4,461
4113-05	Dental Insurance	55	55	55	55	55	55	55	55	55	55	55	55	665
4113-06	State Unemployment	19	19	19	19	19	19	19	19	19	19	19	19	225
4113-07	Workers' Compensation (L&I)	90	90	90	90	90	90	90	90	90	90	90	90	1,077
4113-08	Life Insurance - Group / Life, AD&D, LTD	8	8	8	8	8	8	8	8	8	8	8	8	98
4113-09	Social Security / Medicare	25	25	25	25	25	25	25	25	25	25	25	25	299
4113-10	Vision Insurance	6	6	6	6	6	6	6	6	6	6	6	6	74
	Total Benefits	802	802	802	802	802	802	802	802	802	802	802	802	9,628

Madrona Manor
2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
SALARIES / WAGES - Maintenance														
4115-01	Maintenance Manager	143	143	143	143	143	143	143	143	143	143	143	143	1,716
4115-02	Maintenance Technician	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	13,020
4115-03	Maintenance Free Unit	580	580	580	580	580	580	580	580	580	580	580	580	6,960
4115-06	Compensated Absences													0
4115-07	Severance Pay													0
Total Salaries / Wages		1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	21,696
BENEFITS - Maintenance														
4125-01	Retirement - PERS	155	155	155	155	155	155	155	155	155	155	155	155	1,863
4125-02	Voya Matching Contribution	5	5	5	5	5	5	5	5	5	5	5	5	56
4125-03	Health Savings Accounts	80	80	80	80	80	80	80	80	80	80	80	80	960
4125-04	Medical Insurance	198	198	198	198	198	198	198	198	198	198	198	198	2,373
4125-05	Dental Insurance	24	24	24	24	24	24	24	24	24	24	24	24	286
4125-06	State Unemployment	13	13	13	13	13	13	13	13	13	13	13	13	157
4125-07	Workers' Compensation (L&I)	86	86	86	86	86	86	86	86	86	86	86	86	1,036
4125-08	Life Insurance - Group / Life, AD&D, LTD	6	6	6	6	6	6	6	6	6	6	6	6	68
4125-09	Social Security / Medicare	18	18	18	18	18	18	18	18	18	18	18	18	213
4125-10	Vision Insurance	4	4	4	4	4	4	4	4	4	4	4	4	45
Total Benefits		588	588	588	588	588	588	588	588	588	588	588	588	7,056
UTILITIES														
4128-01	Electricity - Common Area	539	539	539	539	539	539	539	539	539	539	539	539	6,468
4128-02	Natural Gas	140	140	140	140	140	140	140	140	140	140	140	140	1,680
4128-03	Water	987	987	987	987	987	987	987	987	987	987	987	987	11,844
4128-04	Sewer	1,984	1,984	1,984	1,984	1,984	1,984	1,984	1,984	1,984	1,984	1,984	1,984	23,808
4128-05	Trash Removal	344	344	344	344	344	344	344	344	344	344	344	344	4,128
4128-06	Telephone	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4128-07	Internet	65	65	65	65	65	65	65	65	65	65	65	65	780
Total Utilities		4,159	4,159	4,159	4,159	4,159	4,159	4,159	4,159	4,159	4,159	4,159	4,159	49,908
TURNOVER COSTS														
4132-01	Utilities - Vacant Units	50			50			50			50			200
4132-02	Apartment Cleaning	120			120			120			120			480
4132-03	Carpet Cleaning	120			120			120			120			480
4132-04	Painting													0
4132-05	Materials	208			208			208			208			832
4132-06	Appliance Repair	500			500			500			500			2,000
Total Turnover Costs		998	0	0	998	0	0	998	0	0	998	0	0	3,992

Madrona Manor

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
MAINTENANCE & REPAIR														
4138-01	Plumbing	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-02	Common Area Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-03	Appliance Repair -- Current Tenants	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-04	Electrical Repair & Maintenance	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-05	Painting / Decorating	25	25	25	25	25	25	25	25	25	25	25	25	300
4138-06	Painting - Exterior													0
4138-07	Lighting - Repairs	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-08	Lighting - Bulbs	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-09	Landscaping	347	347	347	347	347				347	347	347	347	3,122
4138-10	Signage													0
4138-11	Elevator	22	22	22	22	22	22	22	22	22	22	22	22	264
4138-12	Keys & Locks	25	25	25	25	25	25	25	25	25	25	25	25	300
4138-13	Pest Control	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-14	HVAC	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-15	Interior Repairs - Current Tenants													0
4138-16	Window Washing	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-17	Fences / Gates													0
4138-18	Parking Lot													0
4138-19	Roof Maintenance													0
4138-20	Building Maintenance - Exterior													0
4138-21	Equipment Rental	25		25		25		25		25		25		150
4138-22	Tools	75	75	75	75	75	75	75	75	75	75	75	75	900
Total Maintenance & Repair		1,068	1,043	1,068	1,043	1,068	697	722	697	1,069	1,044	1,069	1,044	11,636
JANITORIAL / CLEANING														
4141-01	Janitorial Contract Cleaning	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4141-02	Cleaning Supplies (non-turnover)													0
Total Janitorial		100	100	100	100	100	100	100	100	100	100	100	100	1,200
SECURITY														
4143-01	Security Monitoring													0
4143-02	Security System Inspection/Repair													0
4143-03	Other Security Program Mgmt.													0
Total Security		0	0	0	0	0	0	0	0	0	0	0	0	0
LIFE SAFETY														
4146-01	Life & Safety Compliance			180			180			1,280			180	1,820
4146-02	Fire/Alarm Phone or Internet Connection													0
Total Life Safety		0	0	180	0	0	180	0	0	1,280	0	0	180	1,820
VEHICLES														
4148-01	Vehicle Repair & Maintenance													0
4148-02	Fuel	25		25		25		25		25		25		150
4148-03	Insurance													0
4148-04	Tires													0
Total Vehicles		25	0	25	0	25	0	25	0	25	0	25	0	150

Madrona Manor
2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
OFFICE														
4152-01	Office Supplies	40	40	40	40	40	40	40	40	40	40	40	40	480
4152-02	Petty Cash	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4152-03	Computer Peripherals													0
4152-04	Copier Maintenance Agreements	43	43	43	43	43	43	43	43	43	43	43	43	516
4152-05	Toner/Ink													0
4152-06	Postage & Courier	20	20	20	20	20	20	20	20	20	20	20	20	240
4152-07	Professional Printing													0
4152-08	Misc. Office Equipment													0
	Total Office	253	253	253	253	253	253	253	253	253	253	253	253	3,036
EMPLOYEE														
4154-01	Recruiting							90				90		180
4154-02	Morale/Awards	25	25	25	25	25	25	25	25	25	25	25	25	300
4154-03	Travel	50	50	50	50	50	50	50	50	50	50	50	50	600
4154-04	Training	50	50	50	50	50	50	50	50	50	50	50	50	600
4154-05	Professional Publications													0
4154-06	Dues / Subscriptions													0
4154-07	Memberships													0
	Total Employee	125	125	125	125	125	125	215	125	125	125	215	125	1,680
INFORMATION TECHNOLOGY														
4157-01	Software/Maintenance Subscriptions	94	94	94	94	94	94	94	94	94	94	94	94	1,130
4157-02	Computer / Printers /Scanners (non cap)	35	35	35	35	535	35	35	35	35	35	35	35	920
4157-03	Professional Support	25	25	25	25	25	25	25	25	25	25	25	25	300
4157-04	Cellular Phone	34	34	34	34	34	234	34	34	34	34	34	34	608
	Total IT	188	188	188	188	688	388	188	188	188	188	188	188	2,958
ADVERTISING & MARKETING														
4161-01	Rental Magazines													0
4161-02	Newspapers											400		400
4161-03	Online Advertising						100							100
4161-04	Website Hosting & Maintenance													0
	Total Advertising	0	0	0	0	0	100	0	0	0	0	400	0	500
RESIDENT EXPENSES														
4165-01	Screening Fees	86				86				86				258
4165-02	Utility Reimbursement													0
4165-03	Relocation Costs													0
4165-04	Resident Activities	50	50	50	50	50	50	50	50	50	50	50	50	600
4165-05	Resident Services Contract													0
4165-06	Resident Services													0
	Total Resident	136	50	50	50	136	50	50	50	136	50	50	50	858

Madrona Manor
2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
ADMINISTRATION														
4175-01	Management Fees													0
4175-02	Asset Management Fees													0
4175-03	Partnership Administration Fees													0
4175-04	Compliance Monitoring Fees													0
4175-05	Incentive Management Fees													0
4175-06	Investor Services Fees													0
4175-07	Tax Credit Monitoring Fees													0
4175-08	Tenant Services Fees													0
4175-09	Trustee Fees													0
4175-10	Bookkeeping Fees													0
4175-11	Legal Fees													0
4175-12	Bank Fees													0
4175-13	Audit Expenses													0
4175-14	Bad Debt													0
4175-15	Public Relations													0
4175-16	Miscellaneous													0
Total Administration		0	0	0	0	0	0	0	0	0	0	0	0	0
OTHER FIXED EXPENSES														
4181-03	Property & Liability Insurance	471	471	471	471	471	471	471	471	471	471	471	471	5,650
4181-04	Fidelity Bond Insurance													0
4181-05	Real Estate Taxes													0
4181-06	Payment In Lieu of Taxes													0
4181-07	Fire District Fees													0
4181-08	Other Taxes & Licenses													0
Total Other		471	471	471	471	471	471	471	471	471	471	471	471	5,650
TOTAL OPERATING EXPENSES		12,442	11,308	11,538	12,306	11,944	11,441	12,100	10,962	12,725	12,307	11,849	11,489	142,413
NET OPERATING INCOME		12,383	13,517	13,287	11,952	12,881	13,384	12,725	13,296	12,100	12,518	12,409	13,336	153,786

Madrona Manor
2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
DEBT SERVICE														
4185-01	Principal	639	642	645	649	652	149,597							152,825
4185-02	Interest on Bonds Payable	569	566	562	559	556	553							3,365
4185-03	Interest on Notes Payable						3,495							3,495
4185-04	Mortgage Insurance Premium													0
4185-05	Miscellaneous Financing Expenses													0
TOTAL DEBT SERVICE		1,208	1,208	1,208	1,208	1,208	153,645	0	0	0	0	0	0	159,684

OPERATIONAL CASH FLOW	11,175	12,309	12,079	10,744	11,673	(140,261)	12,725	13,296	12,100	12,518	12,409	13,336	(5,898)
------------------------------	---------------	---------------	---------------	---------------	---------------	------------------	---------------	---------------	---------------	---------------	---------------	---------------	----------------

CAPITAL EXPENDITURES FROM OPERATIONS														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM OPERATIONS		0	0	0	0	0	0	0	0	0	0	0	0	0

NET CASH FLOW	11,175	12,309	12,079	10,744	11,673	(140,261)	12,725	13,296	12,100	12,518	12,409	13,336	(5,898)
----------------------	---------------	---------------	---------------	---------------	---------------	------------------	---------------	---------------	---------------	---------------	---------------	---------------	----------------

YTD TOTAL NET CASH FLOW	11,175	23,484	35,563	46,307	57,979	(82,282)	(69,557)	(56,261)	(44,161)	(31,643)	(19,234)	(5,898)
--------------------------------	---------------	---------------	---------------	---------------	---------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	----------------

RESERVE FUNDING OF OPERATIONS	400	400	400	400	400	400	400	400	400	400	400	400	4,800
--------------------------------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	--------------

CASH FLOW AFTER RESERVE FUNDING	10,775	23,084	35,163	45,907	57,579	(82,682)	(69,957)	(56,661)	(44,561)	(32,043)	(19,634)	(6,298)	(10,698)
--	---------------	---------------	---------------	---------------	---------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	----------------	-----------------

CAPITAL EXPENDITURES FROM RESERVES														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM RESERVES		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000

Public Housing

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
----------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

INCOME														
	GROSS POTENTIAL INCOME													
3110-05	+ Tenant Rent	36,287	36,287	36,287	36,287	36,287	36,287	36,287	36,287	36,287	36,287	36,287	36,287	435,444
3110-10	+ Rental Subsidies	35,833	35,833	35,833	35,833	35,833	35,833	35,833	35,833	35,833	35,833	35,833	35,833	429,996
3110-11	+ Section 8 Income	0	0	0	0	0	0	0	0	0	0	0	0	0
3115-01	- Vacancy Loss	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	24,996
3115-02	- Rental Concessions	0	0	0	0	0	0	0	0	0	0	0	0	0
3115-03	- Collection Loss													0
	Total Rental Income	70,037	70,037	70,037	70,037	70,037	70,037	70,037	70,037	70,037	70,037	70,037	70,037	840,444

	OTHER INCOME													
3422-01	Laundry / Vending	50	50	50	50	50	50	50	50	50	50	50	50	600
3422-02	Tenant Charges	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
3422-03	Miscellaneous / Other	50	50	50	50	50	50	50	50	50	50	50	50	600
	Total Other Income	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	25,200

TOTAL INCOME		72,137	72,137	72,137	72,137	72,137	72,137	72,137	72,137	72,137	72,137	72,137	72,137	865,644
---------------------	--	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	----------------

EXPENSES

	SALARIES / WAGES - Administrative													
4110-01	Site Manager	3,536	3,536	3,536	3,536	3,536	3,536	3,536	3,536	3,536	3,536	3,536	3,536	42,432
4110-02	Administrative Free Unit													0
4110-03	Office Staff	109	109	109	109	109	109	109	109	109	109	109	109	1,308
4110-06	Compensated Absences													0
4110-07	Severance Pay													0
4110-10	Resident Services Coordinator	3,120	3,120	3,120	3,120	3,120	3,120	3,120	3,120	3,120	3,120	3,120	3,120	37,440
	Total Salaries / Wages	6,765	6,765	6,765	6,765	6,765	6,765	6,765	6,765	6,765	6,765	6,765	6,765	81,180

	BENEFITS - Administrative													
4113-01	Retirement - PERS	463	463	463	463	463	463	463	463	463	463	463	463	5,555
4113-02	Voya Matching Contribution	3	3	3	3	3	3	3	3	3	3	3	3	41
4113-03	Health Savings Accounts	172	172	172	172	172	172	172	172	172	172	172	172	2,067
4113-04	Medical Insurance	426	426	426	426	426	426	426	426	426	426	426	426	5,109
4113-05	Dental Insurance	48	48	48	48	48	48	48	48	48	48	48	48	576
4113-06	State Unemployment	40	40	40	40	40	40	40	40	40	40	40	40	477
4113-07	Workers' Compensation (L&I)	174	174	174	174	174	174	174	174	174	174	174	174	2,086
4113-08	Life Insurance - Group / Life, AD&D, LTD	14	14	14	14	14	14	14	14	14	14	14	14	165
4113-09	Social Security / Medicare	53	53	53	53	53	53	53	53	53	53	53	53	634
4113-10	Vision	8	8	8	8	8	8	8	8	8	8	8	8	90
	Total Benefits	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,799

Public Housing

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
SALARIES / WAGES - Maintenance														
4115-01	Maintenance Manager	143	143	143	143	143	143	143	143	143	143	143	143	1,716
4115-02	Maintenance Technician	10,460	10,460	10,460	10,460	10,460	10,460	10,460	10,460	10,460	10,460	10,460	10,460	125,518
4115-03	Maintenance Free Unit													0
4115-06	Compensated Absences													0
4115-07	Severance Pay													0
Total Salaries / Wages		10,603	10,603	10,603	10,603	10,603	10,603	10,603	10,603	10,603	10,603	10,603	10,603	127,234
BENEFITS - Maintenance														
4125-01	Retirement - PERS	1,263	1,263	1,263	1,263	1,263	1,263	1,263	1,263	1,263	1,263	1,263	1,263	15,152
4125-02	Voya Matching Contribution	115	115	115	115	115	115	115	115	115	115	115	115	1,385
4125-03	Health Savings Accounts	167	167	167	167	167	167	167	167	167	167	167	167	2,000
4125-04	Medical Insurance	1,511	1,511	1,511	1,511	1,511	1,511	1,511	1,511	1,511	1,511	1,511	1,511	18,138
4125-05	Dental Insurance	198	198	198	198	198	198	198	198	198	198	198	198	2,371
4125-06	State Unemployment	108	108	108	108	108	108	108	108	108	108	108	108	1,295
4125-07	Workers' Compensation (L&I)	494	494	494	494	494	494	494	494	494	494	494	494	5,923
4125-08	Life Insurance - Group / Life, AD&D, LTD	45	45	45	45	45	45	45	45	45	45	45	45	541
4125-09	Social Security / Medicare	144	144	144	144	144	144	144	144	144	144	144	144	1,730
4125-10	Vision Insurance	26	26	26	26	26	26	26	26	26	26	26	26	311
Total Benefits		4,070	4,070	4,070	4,070	4,070	4,070	4,070	4,070	4,070	4,070	4,070	4,070	48,845
UTILITIES														
4128-01	Electricity - Common Area	500	500	500	500	500	500	500	500	500	500	500	500	6,000
4128-02	Natural Gas	175	175	175	175	175	175	175	175	175	175	175	175	2,100
4128-03	Water	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
4128-04	Sewer	7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	85,008
4128-05	Trash Removal	3,667	3,667	3,667	3,667	3,667	3,667	3,667	3,667	3,667	3,667	3,667	3,667	44,004
4128-06	Telephone	115	115	115	115	115	115	115	115	115	115	115	115	1,380
4128-07	Internet	115	115	115	115	115	115	115	115	115	115	115	115	1,380
Total Utilities		14,989	14,989	14,989	14,989	14,989	14,989	14,989	14,989	14,989	14,989	14,989	14,989	179,872
TURNOVER COSTS														
4132-01	Utilities - Vacant Units	200	200	200	200	200	200	200	200	200	200	200	200	2,400
4132-02	Apartment Cleaning	435	435	435	435	435	435	435	435	435	435	435	435	5,220
4132-03	Carpet Cleaning	200	200	200	200	200	200	200	200	200	200	200	200	2,400
4132-04	Painting	300	300	300	300	300	300	300	300	300	300	300	300	3,600
4132-05	General Repairs / Maintenance	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	26,400
4132-06	Appliance Repair	50	50	50	50	50	50	50	50	50	50	50	50	600
Total Turnover Costs		3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	40,620

Public Housing

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
MAINTENANCE & REPAIR														
4138-01	Plumbing	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-02	Common Area Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-03	Appliance Repair -- Current Tenants	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-04	Electrical Repair & Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-05	Painting / Decorating	30	30	30	30	30	30	30	30	30	30	30	30	360
4138-06	Painting - Exterior	0	0	0	0	0	0	0	0	0	0	0	0	0
4138-07	Lighting - Repairs	250	250	250	250	250	250	250	250	250	250	250	250	3,000
4138-08	Lighting - Bulbs	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-09	Landscaping	1,935	1,935	1,935	1,935	1,935	0	0	0	1,935	1,935	1,935	1,935	17,418
4138-10	Signage	0	1,000	0	0	0	0	0	0	0	0	0	0	1,000
4138-11	Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0
4138-12	Keys & Locks	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-13	Pest Control	200	200	200	200	200	200	200	200	200	200	200	200	2,400
4138-14	HVAC	0	0	0	0	0	0	0	0	0	0	0	0	0
4138-15	Interior Repairs - Current Tenants	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
4138-16	Window Washing	0	0	0	0	0	0	0	0	0	0	0	0	0
4138-17	Fences / Gates	0	0	0	0	0	0	0	0	0	0	0	0	0
4138-18	Parking Lot	0	0	0	0	0	0	0	0	0	0	0	0	0
4138-19	Roof Maintenance	0	0	0	0	0	0	0	2,000	2,000	2,000	2,000	2,000	10,000
4138-20	Building Maintenance - Exterior	0	0	0	0	0	0	0	0	0	0	0	2,500	2,500
4138-21	Equipment Rental	10	10	10	10	10	10	10	10	10	10	10	10	120
4138-22	Tools	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Total Maintenance & Repair		3,925	4,925	3,925	3,925	3,925	1,990	1,990	3,990	5,925	5,925	5,925	8,425	54,798
JANITORIAL / CLEANING														
4141-01	Janitorial Contract Cleaning													0
4141-02	Cleaning Supplies (non-turnover)	25	25	25	25	25	25	25	25	25	25	25	25	300
Total Janitorial		25	25	25	25	25	25	25	25	25	25	25	25	300
SECURITY														
4143-01	Security Monitoring													0
4143-02	Security System Inspection/Repair													0
4143-03	Other Security Program Mgmt.													0
Total Security		0	0	0	0	0	0	0	0	0	0	0	0	0
LIFE SAFETY														
4146-01	Life & Safety Compliance			90			90			1,190			90	1,460
4146-02	Fire/Alarm Phone or Internet Connection													0
Total Life Safety		0	0	90	0	0	90	0	0	1,190	0	0	90	1,460
VEHICLES														
4148-01	Vehicle Repair & Maintenance	575	575	575	575	575	575	575	575	575	575	575	575	6,900
4148-02	Fuel	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
4148-03	Insurance	1,042	0	0	0	0	0	0	0	0	0	0	0	1,042
4148-04	Tires	0	0	500	0	0	500	0	0	0	500	0	0	1,500
Total Vehicles		2,617	1,575	2,075	1,575	1,575	2,075	1,575	1,575	1,575	2,075	1,575	1,575	21,442

Public Housing

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
OFFICE														
4152-01	Office Supplies	50	50	50	50	50	50	50	50	50	50	50	50	600
4152-02	Petty Cash													0
4152-03	Computer Peripherals	50	50	50	50	50	50	50	50	50	50	50	50	600
4152-04	Copier Maintenance Agreements													0
4152-05	Toner/Ink	50	50	50	50	50	50	50	50	50	50	50	50	600
4152-06	Postage & Courier	50	50	50	50	50	50	50	50	50	50	50	50	600
4152-07	Professional Printing													0
4152-08	Misc. Office Equipment													0
	Total Office	200	200	200	200	200	200	200	200	200	200	200	200	2,400
EMPLOYEE														
4154-01	Recruiting	25	25	25	25	25	25	25	25	25	25	25	25	300
4154-02	Morale/Awards	15	15	15	15	15	15	15	15	15	15	15	15	180
4154-03	Travel	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4154-04	Training	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4154-05	Professional Publications	0	0	0	0	0	0	0	0	0	0	0	0	0
4154-06	Dues / Subscriptions	0	0	0	0	350	0	0	0	0	0	0	0	350
4154-07	Memberships													0
	Total Employee	340	340	340	340	690	340	340	340	340	340	340	340	4,430
INFORMATION TECHNOLOGY														
4157-01	Software/Maintenance Subscriptions	262	262	262	262	262	262	262	262	262	262	262	262	3,143
4157-02	Computer / Printers /Scanners (non cap)	25	25	25	25	1,025	25	25	25	25	25	25	25	1,300
4157-03	Professional Support	25	25	25	25	25	25	25	25	25	25	25	25	300
4157-04	Cellular Phone	128	128	128	128	128	228	228	128	128	128	128	128	1,736
	Total IT	440	440	440	440	1,440	540	540	440	440	440	440	440	6,479
ADVERTISING & MARKETING														
4161-01	Rental Magazines	0	0	0	0	0	0	0	0	0	0	0	0	0
4161-02	Newspapers	0	0	0	0	0	0	0	0	0	0	0	0	0
4161-03	Online Advertising	90	0	0	0	0	90	0	0	0	0	90	0	270
4161-04	Website Hosting & Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Advertising	90	0	0	0	0	90	0	0	0	0	90	0	270
RESIDENT EXPENSES														
4165-01	Screening Fees	215	215	215	215	215	215	215	215	215	215	215	215	2,580
4165-02	Utility Reimbursement	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	14,568
4165-03	Relocation Costs	0	0	0	0	0	0	0	0	0	0	1,500	1,500	3,000
4165-04	Resident Activities	50	50	50	50	50	50	50	50	50	50	50	50	600
4165-05	Resident Services Contract													0
4165-06	Resident Services													0
	Total Resident	1,479	1,479	1,479	1,479	1,479	1,479	1,479	1,479	1,479	1,479	2,979	2,979	20,748

Public Housing

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
ADMINISTRATION														
4175-01	Management Fees													0
4175-02	Asset Management Fees													0
4175-03	Partnership Administration Fees													0
4175-04	Compliance Monitoring Fees													0
4175-05	Incentive Management Fees													0
4175-06	Investor Services Fees													0
4175-07	Tax Credit Monitoring Fees													0
4175-08	Tenant Services Fees													0
4175-09	Trustee Fees													0
4175-10	Bookkeeping Fees													0
4175-11	Legal Fees	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400
4175-12	Bank Fees													0
4175-13	Audit Expenses													0
4175-14	Bad Debt													0
4175-15	Public Relations													0
4175-16	Miscellaneous													0
Total Administration		1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400
OTHER FIXED EXPENSES														
4181-03	Property & Liability Insurance	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,624	1,624	1,624	19,479
4181-04	Fidelity Bond Insurance													0
4181-05	Real Estate Taxes													0
4181-06	Payment In Lieu of Taxes													0
4181-07	Fire District Fees													0
4181-08	Other Taxes & Licenses													0
Total Other		1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,624	1,624	1,624	19,479
TOTAL OPERATING EXPENSES		53,151	53,020	52,610	52,020	53,370	50,865	50,185	52,085	55,210	54,521	55,611	58,111	640,757
NET OPERATING INCOME		18,986	19,117	19,527	20,117	18,767	21,272	21,952	20,052	16,927	17,616	16,526	14,026	224,887

Public Housing

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
DEBT SERVICE														
4185-01	Principal													0
4185-02	Interest on Bonds Payable													0
4185-03	Interest on Notes Payable													0
4185-04	Mortgage Insurance Premium													0
4185-05	Miscellaneous Financing Expenses													0
TOTAL DEBT SERVICE		0	0	0	0	0	0	0	0	0	0	0	0	0

OPERATIONAL CASH FLOW	18,986	19,117	19,527	20,117	18,767	21,272	21,952	20,052	16,927	17,616	16,526	14,026	224,887
------------------------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

CAPITAL EXPENDITURES FROM OPERATIONS														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
	TOTAL CAPITAL EXP FROM OPERATIONS	0	0	0	0	0	0	0	0	0	0	0	0	0

NET CASH FLOW	18,986	19,117	19,527	20,117	18,767	21,272	21,952	20,052	16,927	17,616	16,526	14,026	224,887
----------------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

YTD TOTAL NET CASH FLOW	18,986	38,103	57,630	77,747	96,514	117,787	139,739	159,792	176,719	194,335	210,861	224,887	224,887
--------------------------------	--------	--------	--------	--------	--------	---------	---------	---------	---------	---------	---------	---------	---------

RESERVE FUNDING														0
------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	---

CASH FLOW AFTER RESERVE FUNDING	18,986	38,103	57,630	77,747	96,514	117,787	139,739	159,792	176,719	194,335	210,861	224,887	224,887
--	--------	--------	--------	--------	--------	---------	---------	---------	---------	---------	---------	---------	---------

CAPITAL EXPENDITURES FROM RESERVES														
	Land Improvements													0
	Building Improvements	500	500	500	500	500	500	500	500	500	500	500	500	6,000
	Tenant Improvements													0
	Other Improvements													0
	Appliances	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
	Furn, Fix & Equip-Sched													0
	TOTAL CAPITAL EXP FROM RESERVES	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000

Fjord Manor

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

INCOME

GROSS POTENTIAL INCOME														
3110-05	+ Tenant Rent	12,695	12,695	12,695	12,695	12,695	12,695	12,695	12,695	12,695	12,695	12,695	12,695	152,340
3110-10	+ Rental Subsidies	5,383	5,383	5,383	5,383	5,383	5,383	5,383	5,383	5,383	5,383	5,383	5,383	64,596
3110-11	+ Section 8 Income	314	314	314	314	314	314	314	314	314	314	314	314	3,768
3115-01	- Vacancy Loss	552				552				552				1,655
3115-02	- Rental Concessions	17	17	17	17	17	17	17	17	17	17	17	17	204
3115-03	- Collection Loss													0
	Total Rental Income	17,823	18,375	18,375	18,375	17,823	18,375	18,375	18,375	17,823	18,375	18,375	18,375	218,845

OTHER INCOME														
3422-01	Laundry / Vending	200	200	200	200	200	200	200	200	200	200	200	200	2,400
3422-02	Tenant Charges	200	200	200	200	200	200	200	200	200	200	200	200	2,400
3422-03	Miscellaneous / Other			7,500										7,500
	Total Other Income	400	400	7,900	400	400	400	400	400	400	400	400	400	12,300

TOTAL INCOME	18,223	18,775	26,275	18,775	18,223	18,775	18,775	18,775	18,775	18,223	18,775	18,775	18,775	231,145
--------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

EXPENSES

SALARIES / WAGES - Administrative														
4110-01	Site Manager	1,464	1,464	1,464	1,464	1,464	1,464	1,464	1,464	1,464	1,464	1,464	1,464	17,568
4110-02	Administrative Free Unit													0
4110-03	Office Staff	109	109	109	109	109	109	109	109	109	109	109	109	1,308
4110-06	Compensated Absences													0
4110-07	Severance Pay													0
														0
	Total Salaries / Wages	1,573	1,573	1,573	1,573	1,573	1,573	1,573	1,573	1,573	1,573	1,573	1,573	18,876

BENEFITS - Administrative														
4113-01	Retirement - PERS	184	184	184	184	184	184	184	184	184	184	184	184	2,213
4113-02	Voya Matching Contribution	45	45	45	45	45	45	45	45	45	45	45	45	540
4113-03	Health Savings Accounts	6	6	6	6	6	6	6	6	6	6	6	6	67
4113-04	Medical Insurance	245	245	245	245	245	245	245	245	245	245	245	245	2,942
4113-05	Dental Insurance	68	68	68	68	68	68	68	68	68	68	68	68	819
4113-06	State Unemployment	16	16	16	16	16	16	16	16	16	16	16	16	190
4113-07	Workers' Compensation (L&I)	73	73	73	73	73	73	73	73	73	73	73	73	875
4113-08	Life Insurance - Group / Life, AD&D, LTD	7	7	7	7	7	7	7	7	7	7	7	7	81
4113-09	Social Security / Medicare	21	21	21	21	21	21	21	21	21	21	21	21	253
4113-10	Vision Insurance	8	8	8	8	8	8	8	8	8	8	8	8	95
	Total Benefits	673	673	673	673	673	673	673	673	673	673	673	673	8,074

Fjord Manor

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
SALARIES / WAGES - Maintenance														
4115-01	Maintenance Manager	143	143	143	143	143	143	143	143	143	143	143	143	1,716
4115-02	Maintenance Technician	1,746	1,746	1,746	1,746	1,746	1,746	1,746	1,746	1,746	1,746	1,746	1,746	20,952
4115-03	Maintenance Free Unit													0
4115-06	Compensated Absences													0
4115-07	Severance Pay													0
	Total Salaries / Wages	1,889	1,889	1,889	1,889	1,889	1,889	1,889	1,889	1,889	1,889	1,889	1,889	22,668
BENEFITS - Maintenance														
4125-01	Retirement - PERS	286	286	286	286	286	286	286	286	286	286	286	286	3,427
4125-02	Voya Matching Contribution	5	5	5	5	5	5	5	5	5	5	5	5	56
4125-03	Health Savings Accounts	117	117	117	117	117	117	117	117	117	117	117	117	1,400
4125-04	Medical Insurance	778	778	778	778	778	778	778	778	778	778	778	778	9,332
4125-05	Dental Insurance	118	118	118	118	118	118	118	118	118	118	118	118	1,419
4125-06	State Unemployment	24	24	24	24	24	24	24	24	24	24	24	24	292
4125-07	Workers' Compensation (L&I)	123	123	123	123	123	123	123	123	123	123	123	123	1,481
4125-08	Life Insurance - Group / Life, AD&D, LTD	10	10	10	10	10	10	10	10	10	10	10	10	114
4125-09	Social Security / Medicare	33	33	33	33	33	33	33	33	33	33	33	33	391
4125-10	Vision Insurance	14	14	14	14	14	14	14	14	14	14	14	14	164
	Total Benefits	1,506	1,506	1,506	1,506	1,506	1,506	1,506	1,506	1,506	1,506	1,506	1,506	18,075
UTILITIES														
4128-01	Electricity - Common Area	547	547	547	547	547	547	547	547	547	547	547	547	6,564
4128-02	Natural Gas													0
4128-03	Water	299	299	299	299	299	299	299	299	299	299	299	299	3,588
4128-04	Sewer	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
4128-05	Trash Removal	415	415	415	415	415	415	415	415	415	415	415	415	4,980
4128-06	Telephone	400	400	400	400	400	400	400	400	400	400	400	400	4,800
4128-07	Internet	50	50	50	50	50	50	50	50	50	50	50	50	600
	Total Utilities	2,711	2,711	2,711	2,711	2,711	2,711	2,711	2,711	2,711	2,711	2,711	2,711	32,532
TURNOVER COSTS														
4132-01	Utilities - Vacant Units	21				21				21				63
4132-02	Apartment Cleaning	110				110				110				330
4132-03	Carpet Cleaning	150				150				150				450
4132-04	Painting	1,000				1,000				1,000				3,000
4132-05	General Repairs / Maintenance	250				250				250				750
4132-06	Appliance Repair	250				250				250				750
	Total Turnover Costs	1,781	0	0	0	1,781	0	0	0	1,781	0	0	0	5,343

Fjord Manor

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
MAINTENANCE & REPAIR														
4138-01	Plumbing	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-02	Common Area Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000
4138-03	Appliance Repair -- Current Tenants	25	25	25	25	25	25	25	25	25	25	25	25	300
4138-04	Electrical Repair & Maintenance	42	42	42	42	42	42	42	42	42	42	42	42	504
4138-05	Painting / Decorating													0
4138-06	Painting - Exterior	1,000												1,000
4138-07	Lighting - Repairs													0
4138-08	Lighting - Bulbs	10	10	10	10	10	10	10	10	10	10	10	10	120
4138-09	Landscaping	492	492	492	492	492	492	492	492	492	492	492	492	5,904
4138-10	Signage	1,000												1,000
4138-11	Elevator	22	22	22	22	22	22	22	22	22	22	22	22	264
4138-12	Keys & Locks													0
4138-13	Pest Control	104	104	104	104	104	104	104	104	104	104	104	104	1,248
4138-14	HVAC													0
4138-15	Interior Repairs - Current Tenants	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-16	Window Washing													0
4138-17	Fences / Gates													0
4138-18	Parking Lot													0
4138-19	Roof Maintenance													0
4138-20	Building Maintenance - Exterior	1,500												1,500
4138-21	Equipment Rental													0
4138-22	Tools	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Total Maintenance & Repair		4,895	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	20,240
JANITORIAL / CLEANING														
4141-01	Janitorial Contract Cleaning	333	333	333	333	333	333	333	333	333	333	333	333	3,996
4141-02	Cleaning Supplies (non-turnover)	50	50	50	50	50	50	50	50	50	50	50	50	600
Total Janitorial		383	383	383	383	383	383	383	383	383	383	383	383	4,596
SECURITY														
4143-01	Security Monitoring													0
4143-02	Security System Inspection/Repair													0
4143-03	Other Security Program Mgmt.													0
Total Security		0	0	0	0	0	0	0	0	0	0	0	0	0
LIFE SAFETY														
4146-01	Life & Safety Compliance			105			105			1,205			105	1,520
4146-02	Fire/Alarm Phone or Internet Connection													0
Total Life Safety		0	0	105	0	0	105	0	0	1,205	0	0	105	1,520
VEHICLES														
4148-01	Vehicle Repair & Maintenance													0
4148-02	Fuel													0
4148-03	Insurance													0
4148-04	Tires													0
Total Vehicles		0	0	0	0	0	0	0	0	0	0	0	0	0

Fjord Manor

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
OFFICE														
4152-01	Office Supplies	35	35	35	35	35	35	35	35	35	35	35	35	420
4152-02	Petty Cash	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4152-03	Computer Peripherals													0
4152-04	Copier Maintenance Agreements			164			164			164			164	656
4152-05	Toner/Ink					15			15			15		45
4152-06	Postage & Courier	12	12	12	12	12	12	12	12	12	12	12	12	144
4152-07	Professional Printing													0
4152-08	Misc. Office Equipment	420												420
	Total Office	617	197	361	197	212	361	197	212	361	197	212	361	3,485
EMPLOYEE														
4154-01	Recruiting													0
4154-02	Morale/Awards	25	25	25	25	25	25	25	25	25	25	25	25	300
4154-03	Travel	145	145	145	145	145	145	145	145	145	145	145	145	1,740
4154-04	Training										650			650
4154-05	Professional Publications													0
4154-06	Dues / Subscriptions													0
4154-07	Memberships													0
	Total Employee	170	170	170	170	170	170	170	170	170	820	170	170	2,690
INFORMATION TECHNOLOGY														
4157-01	Software/Maintenance Subscriptions	79	79	79	79	79	79	79	79	79	79	79	79	948
4157-02	Computer / Printers /Scanners (non cap)	35	35	35	35	535	35	35	35	35	35	35	35	920
4157-03	Professional Support	25	25	25	25	25	25	25	25	25	25	25	25	300
4157-04	Cellular Phone	29	29	29	229	29	29	29	29	29	29	29	29	548
	Total IT	168	168	168	368	668	168	168	168	168	168	168	168	2,716
ADVERTISING & MARKETING														
4161-01	Rental Magazines													0
4161-02	Newspapers													0
4161-03	Online Advertising							76						76
4161-04	Website Hosting & Maintenance													0
	Total Advertising	0	0	0	0	0	0	76	0	0	0	0	0	76
RESIDENT EXPENSES														
4165-01	Screening Fees	43	43	43	43	43	43	43	43	43	43	43	43	516
4165-02	Utility Reimbursement													0
4165-03	Relocation Costs													0
4165-04	Resident Activities	50				75	75		20	20		20		260
4165-05	Resident Services Contract													0
4165-06	Resident Services													0
	Total Resident	93	43	43	43	118	118	43	63	63	43	63	43	776

Fjord Manor

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
ADMINISTRATION														
4175-01	Management Fees	2,829	2,829	2,829	2,829	2,829	2,829	2,829	2,829	2,829	2,829	2,829	2,829	33,948
4175-02	Asset Management Fees													0
4175-03	Partnership Administration Fees													0
4175-04	Compliance Monitoring Fees													0
4175-05	Incentive Management Fees													0
4175-06	Investor Services Fees													0
4175-07	Tax Credit Monitoring Fees													0
4175-08	Tenant Services Fees													0
4175-09	Trustee Fees													0
4175-10	Bookkeeping Fees													0
4175-11	Legal Fees	500												500
4175-12	Bank Fees													0
4175-13	Audit Expenses							2,900						2,900
4175-14	Bad Debt													0
4175-15	Public Relations													0
4175-16	Miscellaneous													0
Total Administration		3,329	2,829	2,829	2,829	2,829	2,829	5,729	2,829	2,829	2,829	2,829	2,829	37,348
OTHER FIXED EXPENSES														
4181-03	Property & Liability Insurance	514	514	514	514	514	514	514	514	515	515	515	515	6,172
4181-04	Fidelity Bond Insurance													0
4181-05	Real Estate Taxes													0
4181-06	Payment In Lieu of Taxes													0
4181-07	Fire District Fees													0
4181-08	Other Taxes & Licenses													0
Total Other		514	514	514	514	514	514	514	514	515	515	515	515	6,172
TOTAL OPERATING EXPENSES		20,302	14,051	14,320	14,251	16,422	14,395	17,027	14,086	17,222	14,702	14,087	14,321	185,188
NET OPERATING INCOME		(2,079)	4,724	11,955	4,524	1,801	4,380	1,748	4,689	1,001	4,073	4,688	4,454	45,957

Fjord Manor

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

DEBT SERVICE														
4185-01	Principal	1,647	1,659	1,671	1,683	1,695	1,707	1,719	1,731	1,743	1,756	1,768	1,781	20,558
4185-02	Interest on Bonds Payable													0
4185-03	Interest on Notes Payable	1,279	1,267	1,256	1,244	1,232	1,220	1,208	1,196	1,183	1,171	1,158	1,146	14,560
4185-04	Mortgage Insurance Premium													0
4185-05	Miscellaneous Financing Expenses													0
TOTAL DEBT SERVICE		2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	35,117

OPERATIONAL CASH FLOW	(5,005)	1,797	9,028	1,597	(1,125)	1,453	(1,179)	1,762	(1,925)	1,146	1,761	1,527	10,840
------------------------------	----------------	--------------	--------------	--------------	----------------	--------------	----------------	--------------	----------------	--------------	--------------	--------------	---------------

CAPITAL EXPENDITURES FROM OPERATIONS														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM OPERATIONS		0	0	0	0	0	0	0	0	0	0	0	0	0

NET CASH FLOW	(5,005)	1,797	9,028	1,597	(1,125)	1,453	(1,179)	1,762	(1,925)	1,146	1,761	1,527	10,840
----------------------	----------------	--------------	--------------	--------------	----------------	--------------	----------------	--------------	----------------	--------------	--------------	--------------	---------------

YTD TOTAL NET CASH FLOW	(5,005)	(3,208)	5,820	7,418	6,292	7,746	6,567	8,330	6,404	7,551	9,312	10,840
--------------------------------	----------------	----------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	---------------

RESERVE FUNDING OF OPERATIONS	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	13,798
--------------------------------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	---------------

CASH FLOW AFTER RESERVE FUNDING	(6,155)	(4,358)	4,671	6,268	5,143	6,596	5,417	7,180	5,255	6,401	8,162	9,690	(2,958)
--	----------------	----------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	----------------

CAPITAL EXPENDITURES FROM RESERVES														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances	1,000	500	500	500	500	500	500	500	500	500	500	500	6,500
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM RESERVES		1,000	500	500	500	500	500	500	500	500	500	500	500	6,500

Rhododendron Apartments

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

INCOME

GROSS POTENTIAL INCOME														
3110-05	+ Tenant Rent	15,377	15,377	15,377	15,377	15,377	15,377	15,377	15,377	15,377	15,377	15,377	15,377	184,524
3110-10	+ Rental Subsidies	20,963	20,963	20,963	20,963	20,963	20,963	20,963	20,963	20,963	20,963	20,963	20,963	251,556
3110-11	+ Section 8 Income	560	560	560	560	560	560	560	560	560	560	560	560	6,720
3115-01	- Vacancy Loss	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400
3115-02	- Rental Concessions	75	75	75	75	75	75	75	75	75	75	75	75	900
3115-03	- Collection Loss	417	417	417	417	417	417	417	417	417	417	417	417	5,004
	Total Rental Income	35,208	35,208	35,208	35,208	35,208	35,208	35,208	35,208	35,208	35,208	35,208	35,208	422,496

OTHER INCOME														
3422-01	Laundry / Vending	292	292	292	292	292	292	292	292	292	292	292	292	3,500
3422-02	Tenant Charges	292	292	292	292	292	292	292	292	292	292	292	292	3,500
3422-03	Miscellaneous / Other	10	10	7,510	10	10	10	10	10	10	10	10	10	7,615
	Total Other Income	593	593	8,093	593	593	593	593	593	593	593	593	593	14,615

TOTAL INCOME	35,801	35,801	43,301	35,801	35,801	35,801	35,801	35,801	35,801	35,801	35,801	35,801	35,801	437,111
--------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

EXPENSES

SALARIES / WAGES - Administrative														
4110-01	Site Manager	2,751	2,751	2,751	2,751	2,751	2,751	2,751	2,751	2,751	2,751	2,751	2,751	33,012
4110-02	Administrative Free Unit													0
4110-03	Office Staff	109	109	109	109	109	109	109	109	109	109	109	109	1,308
4110-06	Compensated Absences													0
4110-07	Severance Pay													0
4110-10	Tenant Services Coordinator													0
	Total Salaries / Wages	2,860	2,860	2,860	2,860	2,860	2,860	2,860	2,860	2,860	2,860	2,860	2,860	34,320

BENEFITS - Administrative														
4113-01	Retirement - PERS	350	350	350	350	350	350	350	350	350	350	350	350	4,201
4113-02	Voya Matching Contribution	3	3	3	3	3	3	3	3	3	3	3	3	41
4113-03	Health Savings Accounts	147	147	147	147	147	147	147	147	147	147	147	147	1,767
4113-04	Medical Insurance	958	958	958	958	958	958	958	958	958	958	958	958	11,497
4113-05	Dental Insurance	143	143	143	143	143	143	143	143	143	143	143	143	1,719
4113-06	State Unemployment	30	30	30	30	30	30	30	30	30	30	30	30	361
4113-07	Workers' Compensation (L&I)	149	149	149	149	149	149	149	149	149	149	149	149	1,784
4113-08	Life Insurance - Group / Life, AD&D, LTD	13	13	13	13	13	13	13	13	13	13	13	13	153
4113-09	Social Security / Medicare	40	40	40	40	40	40	40	40	40	40	40	40	480
4113-10	Vision Insurance	17	17	17	17	17	17	17	17	17	17	17	17	198
	Total Benefits	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	22,199

Rhododendron Apartments

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

	SALARIES / WAGES - Maintenance													
4115-01	Maintenance Manager	143	143	143	143	143	143	143	143	143	143	143	143	1,716
4115-02	Maintenance Technician	2,621	2,621	2,621	2,621	2,621	2,621	2,621	2,621	2,621	2,621	2,621	2,621	31,451
4115-03	Maintenance Free Unit	800	800	800	800	800	800	800	800	800	800	800	800	9,600
4115-06	Compensated Absences													0
4115-07	Severance Pay													0
	Total Salaries / Wages	3,564	3,564	3,564	3,564	3,564	3,564	3,564	3,564	3,564	3,564	3,564	3,564	42,767

	BENEFITS - Maintenance													
4125-01	Retirement - PERS	352	352	352	352	352	352	352	352	352	352	352	352	4,222
4125-02	Voya Matching Contribution	5	5	5	5	5	5	5	5	5	5	5	5	56
4125-03	Health Savings Accounts	0	0	0	0	0	0	0	0	0	0	0	0	0
4125-04	Medical Insurance	492	492	492	492	492	492	492	492	492	492	492	492	5,902
4125-05	Dental Insurance	41	41	41	41	41	41	41	41	41	41	41	41	493
4125-06	State Unemployment	30	30	30	30	30	30	30	30	30	30	30	30	360
4125-07	Workers' Compensation (L&I)	149	149	149	149	149	149	149	149	149	149	149	149	1,784
4125-08	Life Insurance - Group / Life, AD&D, LTD	12	12	12	12	12	12	12	12	12	12	12	12	143
4125-09	Social Security / Medicare	40	40	40	40	40	40	40	40	40	40	40	40	482
4125-10	Vision Insurance	6	6	6	6	6	6	6	6	6	6	6	6	77
	Total Benefits	1,127	1,127	1,127	1,127	1,127	1,127	1,127	1,127	1,127	1,127	1,127	1,127	13,519

	UTILITIES													
4128-01	Electricity - Common Area	542	542	542	542	542	542	542	542	542	542	542	542	6,504
4128-02	Natural Gas													0
4128-03	Water	575	575	575	575	575	575	575	575	575	575	575	575	6,900
4128-04	Sewer	2,920	2,920	2,920	2,920	2,920	2,920	2,920	2,920	2,920	2,920	2,920	2,920	35,040
4128-05	Trash Removal	700	700	700	700	700	700	700	700	700	700	700	700	8,400
4128-06	Telephone	292	292	292	292	292	292	292	292	292	292	292	292	3,504
4128-07	Internet	42	42	42	42	42	42	42	42	42	42	42	42	504
	Total Utilities	5,071	5,071	5,071	5,071	5,071	5,071	5,071	5,071	5,071	5,071	5,071	5,071	60,852

	TURNOVER COSTS													
4132-01	Utilities - Vacant Units	83	83		83	83		83	83		83	83		664
4132-02	Apartment Cleaning	110	110		110	110		110	110		110	110		880
4132-03	Carpet Cleaning	150	150		150	150		150	150		150	150		1,200
4132-04	Painting	1,000	1,000		1,000	1,000		1,000	1,000		1,000	1,000		8,000
4132-05	General Repairs / Maintenance	667	667		667	667		667	667		667	667		5,336
4132-06	Appliance Repair	250	250		250	250		250	250		250	250		2,000
	Total Turnover Costs	2,260	2,260	0	2,260	2,260	0	2,260	2,260	0	2,260	2,260	0	18,080

Rhododendron Apartments

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
MAINTENANCE & REPAIR														
4138-01	Plumbing	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-02	Common Area Maintenance	550	550	550	550	550	550	550	550	550	550	550	550	6,600
4138-03	Appliance Repair -- Current Tenants	250	250	250	250	250	250	250	250	250	250	250	250	3,000
4138-04	Electrical Repair & Maintenance	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4138-05	Painting / Decorating													0
4138-06	Painting - Exterior													0
4138-07	Lighting - Repairs	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4138-08	Lighting - Bulbs	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-09	Landscaping	2,028	2,028	2,028	2,028	2,028	315	315	315	315	2,028	2,028	2,028	17,484
4138-10	Signage													0
4138-11	Elevator													0
4138-12	Keys & Locks	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-13	Pest Control	167	167	167	167	167	167	167	167	167	167	167	167	2,004
4138-14	HVAC													0
4138-15	Interior Repairs - Current Tenants	833	833	833	833	833	833	833	833	833	833	833	833	9,996
4138-16	Window Washing													0
4138-17	Fences / Gates													0
4138-18	Parking Lot													0
4138-19	Roof Maintenance													0
4138-20	Building Maintenance - Exterior	178	178	178	178	178	178	178	178	178	178	178	178	2,136
4138-21	Equipment Rental													0
4138-22	Tools	100	100	100	100	100	100	100	100	100	100	100	100	1,200
	Total Maintenance & Repair	4,606	4,606	4,606	4,606	4,606	2,893	2,893	2,893	2,893	4,606	4,606	4,606	48,420
JANITORIAL / CLEANING														
4141-01	Janitorial Contract Cleaning	200	200	200	200	200	200	200	200	200	200	200	200	2,400
4141-02	Cleaning Supplies (non-turnover)													0
	Total Janitorial	200	200	200	200	200	200	200	200	200	200	200	200	2,400
SECURITY														
4143-01	Security Monitoring													0
4143-02	Security System Inspection/Repair	1,500												1,500
4143-03	Other Security Program Mgmt.													0
	Total Security	1,500	0	0	0	0	0	0	0	0	0	0	0	1,500
LIFE SAFETY														
4146-01	Life & Safety Compliance							1,100						1,100
4146-02	Fire/Alarm Phone or Internet Connection													0
	Total Life Safety	0	0	0	0	0	0	1,100	0	0	0	0	0	1,100
VEHICLES														
4148-01	Vehicle Repair & Maintenance													0
4148-02	Fuel													0
4148-03	Insurance													0
4148-04	Tires													0
	Total Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0

Rhododendron Apartments

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
OFFICE														
4152-01	Office Supplies	68	68	68	68	68	68	68	68	68	68	68	68	816
4152-02	Petty Cash	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4152-03	Computer Peripherals													0
4152-04	Copier Maintenance Agreements	37	37	37	37	37	37	37	37	37	37	37	37	444
4152-05	Toner/Ink													0
4152-06	Postage & Courier	49	49	49	49	49	49	49	49	49	49	49	49	588
4152-07	Professional Printing													0
4152-08	Misc. Office Equipment	1,000												1,000
	Total Office	1,254	254	254	254	254	254	254	254	254	254	254	254	4,048
EMPLOYEE														
4154-01	Recruiting													0
4154-02	Morale/Awards	25	25	25	25	25	25	25	25	25	25	25	25	300
4154-03	Travel	125	125	125	125	125	125	125	125	125	125	125	125	1,500
4154-04	Training										1,500			1,500
4154-05	Professional Publications													0
4154-06	Dues / Subscriptions													0
4154-07	Memberships							150						150
	Total Employee	150	150	150	150	150	150	300	150	150	1,650	150	150	3,450
INFORMATION TECHNOLOGY														
4157-01	Software/Maintenance Subscriptions	159	159	159	159	159	159	159	159	159	159	159	159	1,908
4157-02	Computer / Printers /Scanners (non cap)	45	45	45	45	545	45	45	45	45	45	45	45	1,040
4157-03	Professional Support	25	25	25	25	25	25	25	25	25	25	25	25	300
4157-04	Cellular Phone	59	59	59	59	59	259	59	59	59	59	59	59	908
	Total IT	288	288	288	288	788	488	288	288	288	288	288	288	4,156
ADVERTISING & MARKETING														
4161-01	Rental Magazines													0
4161-02	Newspapers													0
4161-03	Online Advertising							350						350
4161-04	Website Hosting & Maintenance													0
	Total Advertising	0	0	0	0	0	0	350	0	0	0	0	0	350
RESIDENT EXPENSES														
4165-01	Screening Fees	86	86	86	86	86	86	86	86	86	86	86	86	1,032
4165-02	Utility Reimbursement													0
4165-03	Relocation Costs													0
4165-04	Resident Activities	75	75	75	75	75	75	75	75	75	75	75	75	900
4165-05	Resident Services Contract													0
4165-06	Resident Services													0
	Total Resident	161	161	161	161	161	161	161	161	161	161	161	161	1,932

Rhododendron Apartments
2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

	ADMINISTRATION													
4175-01	Management Fees	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	42,996
4175-02	Asset Management Fees													0
4175-03	Partnership Administration Fees													0
4175-04	Compliance Monitoring Fees													0
4175-05	Incentive Management Fees													0
4175-06	Investor Services Fees													0
4175-07	Tax Credit Monitoring Fees													0
4175-08	Tenant Services Fees													0
4175-09	Trustee Fees					1,575						1,575		3,150
4175-10	Bookkeeping Fees													0
4175-11	Legal Fees	500												500
4175-12	Bank Fees													0
4175-13	Audit Expenses							3,010						3,010
4175-14	Bad Debt													0
4175-15	Public Relations													0
4175-16	Miscellaneous													0
	Total Administration	4,083	3,583	3,583	3,583	5,158	3,583	6,593	3,583	3,583	3,583	5,158	3,583	49,656

	OTHER FIXED EXPENSES													
4181-03	Property & Liability Insurance	514	514	514	514	514	514	514	514	514	514	514	514	6,168
4181-04	Fidelity Bond Insurance													0
4181-05	Real Estate Taxes													0
4181-06	Payment In Lieu of Taxes													0
4181-07	Fire District Fees													0
4181-08	Other Taxes & Licenses													0
	Total Other	514	514	514	514	514	514	514	514	514	514	514	514	6,168

TOTAL OPERATING EXPENSES	29,487	26,487	24,227	26,487	28,562	22,714	29,384	24,774	22,514	27,987	28,062	24,227	314,917
---------------------------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	----------------

NET OPERATING INCOME	6,314	9,314	19,074	9,314	7,239	13,087	6,417	11,027	13,287	7,814	7,739	11,574	122,194
-----------------------------	--------------	--------------	---------------	--------------	--------------	---------------	--------------	---------------	---------------	--------------	--------------	---------------	----------------

Rhododendron Apartments

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

DEBT SERVICE														
4185-01	Principal	2,031	2,031	2,031	2,031	2,031	2,031	2,031	2,031	2,031	2,031	57,031	2,031	79,372
4185-02	Interest on Bonds Payable					21,769						21,769		43,538
4185-03	Interest on Notes Payable	155	155	155	155	155	155	155	155	155	155	155	155	1,860
4185-04	Mortgage Insurance Premium													0
4185-05	Miscellaneous Financing Expenses													0
TOTAL DEBT SERVICE		2,186	2,186	2,186	2,186	23,955	2,186	2,186	2,186	2,186	2,186	78,955	2,186	124,770

OPERATIONAL CASH FLOW	4,128	7,128	16,888	7,128	(16,716)	10,901	4,231	8,841	11,101	5,628	(71,216)	9,388	(2,575)
------------------------------	--------------	--------------	---------------	--------------	-----------------	---------------	--------------	--------------	---------------	--------------	-----------------	--------------	----------------

CAPITAL EXPENDITURES FROM OPERATIONS														
	Land Improvements		3,500											3,500
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements		2,000	1,000										3,000
	Appliances		500											500
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM OPERATIONS		0	6,000	1,000	0	0	0	0	0	0	0	0	0	7,000

NET CASH FLOW	4,128	1,128	15,888	7,128	(16,716)	10,901	4,231	8,841	11,101	5,628	(71,216)	9,388	(9,575)
----------------------	--------------	--------------	---------------	--------------	-----------------	---------------	--------------	--------------	---------------	--------------	-----------------	--------------	----------------

YTD TOTAL NET CASH FLOW	4,128	5,255	21,143	28,270	11,554	22,455	26,685	35,526	46,626	52,254	(18,963)	(9,575)
--------------------------------	--------------	--------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	-----------------	----------------

RESERVE FUNDING OF OPERATIONS	922	922	922	922	922	922	922	922	922	922	922	922	11,064
--------------------------------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	---------------

CASH FLOW AFTER RESERVE FUNDING	3,206	4,333	20,221	27,348	10,632	21,533	25,763	34,604	45,704	51,332	(19,885)	(10,497)	(20,639)
--	--------------	--------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	-----------------	-----------------	-----------------

CAPITAL EXPENDITURES FROM RESERVES														
	Land Improvements	5,390	3,390	3,390	3,390	3,390	3,390	3,390	3,390	3,390	3,390	3,390	3,390	42,680
	Building Improvements													0
	Tenant Improvements	1,200				1,200				1,200				3,600
	Other Improvements													0
	Appliances	875			875			875			875			3,500
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM RESERVES		7,465	3,390	3,390	4,265	4,590	3,390	4,265	3,390	4,590	4,265	3,390	3,390	49,780

Windsong

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

INCOME

GROSS POTENTIAL INCOME														
3110-05	+ Tenant Rent	10,217	10,217	10,217	10,217	10,217	10,217	10,217	10,217	10,217	10,217	10,217	10,217	122,604
3110-10	+ Rental Subsidies	11,301	11,301	11,301	11,301	11,301	11,301	11,301	11,301	11,301	11,301	11,301	11,301	135,612
3110-11	+ Section 8 Income	342	342	342	342	342	342	342	342	342	342	342	342	4,104
3115-01	- Vacancy Loss	535	535	535	535	535	535	535	535	535	535	535	535	6,420
3115-02	- Rental Concessions													0
3115-03	- Collection Loss													0
	Total Rental Income	21,325	21,325	21,325	21,325	21,325	21,325	21,325	21,325	21,325	21,325	21,325	21,325	255,900

OTHER INCOME														
3422-01	Laundry / Vending	208	208	208	208	208	208	208	208	208	208	208	208	2,496
3422-02	Tenant Charges	208	208	208	208	208	208	208	208	208	208	208	208	2,496
3422-03	Miscellaneous / Other			7,500										7,500
	Total Other Income	416	416	7,916	416	416	416	416	416	416	416	416	416	12,492

TOTAL INCOME	21,741	21,741	29,241	21,741	21,741	21,741	21,741	21,741	21,741	21,741	21,741	21,741	21,741	268,392
--------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

EXPENSES

SALARIES / WAGES - Administrative														
4110-01	Site Manager	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	19,860
4110-02	Administrative Free Unit													0
4110-03	Office Staff	109	109	109	109	109	109	109	109	109	109	109	109	1,308
4110-06	Compensated Absences													0
4110-07	Severance Pay													0
	Total Salaries / Wages	1,764	1,764	1,764	1,764	1,764	1,764	1,764	1,764	1,764	1,764	1,764	1,764	21,168

BENEFITS - Administrative														
4113-01	Retirement - PERS	184	184	184	184	184	184	184	184	184	184	184	184	2,213
4113-02	Voya Matching Contribution	45	45	45	45	45	45	45	45	45	45	45	45	540
4113-03	Health Savings Accounts	6	6	6	6	6	6	6	6	6	6	6	6	67
4113-04	Medical Insurance	245	245	245	245	245	245	245	245	245	245	245	245	2,942
4113-05	Dental Insurance	68	68	68	68	68	68	68	68	68	68	68	68	819
4113-06	State Unemployment	16	16	16	16	16	16	16	16	16	16	16	16	190
4113-07	Workers' Compensation (L&I)	73	73	73	73	73	73	73	73	73	73	73	73	875
4113-08	Life Insurance - Group / Life, AD&D, LTD	7	7	7	7	7	7	7	7	7	7	7	7	81
4113-09	Social Security / Medicare	21	21	21	21	21	21	21	21	21	21	21	21	253
4113-10	Vision Insurance	8	8	8	8	8	8	8	8	8	8	8	8	95
	Total Benefits	673	673	673	673	673	673	673	673	673	673	673	673	8,074

Windsong

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
SALARIES / WAGES - Maintenance														
4115-01	Maintenance Manager	143	143	143	143	143	143	143	143	143	143	143	143	1,716
4115-02	Maintenance Technician	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	19,860
4115-03	Maintenance Free Unit													0
4115-06	Compensated Absences													0
4115-07	Severance Pay													0
	Total Salaries / Wages	1,798	1,798	1,798	1,798	1,798	1,798	1,798	1,798	1,798	1,798	1,798	1,798	21,576
BENEFITS - Maintenance														
4125-01	Retirement - PERS	208	208	208	208	208	208	208	208	208	208	208	208	2,490
4125-02	Voya Matching Contribution	5	5	5	5	5	5	5	5	5	5	5	5	56
4125-03	Health Savings Accounts	0	0	0	0	0	0	0	0	0	0	0	0	0
4125-04	Medical Insurance	289	289	289	289	289	289	289	289	289	289	289	289	3,472
4125-05	Dental Insurance	49	49	49	49	49	49	49	49	49	49	49	49	583
4125-06	State Unemployment	18	18	18	18	18	18	18	18	18	18	18	18	211
4125-07	Workers' Compensation (L&I)	90	90	90	90	90	90	90	90	90	90	90	90	1,077
4125-08	Life Insurance - Group / Life, AD&D, LTD	8	8	8	8	8	8	8	8	8	8	8	8	92
4125-09	Social Security / Medicare	24	24	24	24	24	24	24	24	24	24	24	24	284
4125-10	Vision Insurance	6	6	6	6	6	6	6	6	6	6	6	6	73
	Total Benefits	695	695	695	695	695	695	695	695	695	695	695	695	8,339
UTILITIES														
4128-01	Electricity - Common Area	208	208	208	208	208	208	208	208	208	208	208	208	2,496
4128-02	Natural Gas													0
4128-03	Water	342	342	342	342	342	342	342	342	342	342	342	342	4,104
4128-04	Sewer	1,688	1,688	1,688	1,688	1,688	1,688	1,688	1,688	1,688	1,688	1,688	1,688	20,250
4128-05	Trash Removal	600	600	600	600	600	600	600	600	600	600	600	600	7,200
4128-06	Telephone	175	175	175	175	175	175	175	175	175	175	175	175	2,100
4128-07	Internet	50	50	50	50	50	50	50	50	50	50	50	50	600
	Total Utilities	3,063	3,063	3,063	3,063	3,063	3,063	3,063	3,063	3,063	3,063	3,063	3,063	36,750
TURNOVER COSTS														
4132-01	Utilities - Vacant Units	21			21			21			21			84
4132-02	Apartment Cleaning	110			110			110			110			440
4132-03	Carpet Cleaning	150			150			150			150			600
4132-04	Painting	750			750			750			750			3,000
4132-05	General Repairs / Maintenance	250			250			250			250			1,000
4132-06	Appliance Repair	250			250			250			250			1,000
	Total Turnover Costs	1,531	0	0	1,531	0	0	1,531	0	0	1,531	0	0	6,124

Windsong

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
MAINTENANCE & REPAIR														
4138-01	Plumbing	42	42	42	42	42	42	42	42	42	42	42	42	504
4138-02	Common Area Maintenance	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-03	Appliance Repair -- Current Tenants	57	57	57	57	57	57	57	57	57	57	57	57	684
4138-04	Electrical Repair & Maintenance	41	41	41	41	41	41	41	41	41	41	41	41	492
4138-05	Painting / Decorating													0
4138-06	Painting - Exterior													0
4138-07	Lighting - Repairs	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-08	Lighting - Bulbs	25	25	25	25	25	25	25	25	25	25	25	25	300
4138-09	Landscaping	710	710	710	710	710	710	710	710	710	710	710	710	8,520
4138-10	Signage	928												928
4138-11	Elevator													0
4138-12	Keys & Locks	25	25	25	25	25	25	25	25	25	25	25	25	300
4138-13	Pest Control	42	42	42	42	42	42	42	42	42	42	42	42	504
4138-14	HVAC													0
4138-15	Interior Repairs - Current Tenants	235	235	235	235	235	235	235	235	235	235	235	235	2,820
4138-16	Window Washing													0
4138-17	Fences / Gates													0
4138-18	Parking Lot													0
4138-19	Roof Maintenance													0
4138-20	Building Maintenance - Exterior	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-21	Equipment Rental	25		25		25		25		25		25		150
4138-22	Tools	50	50	50	50	50	50	50	50	50	50	50	50	600
Total Maintenance & Repair		2,380	1,427	1,452	1,427	1,452	1,427	1,452	1,427	1,452	1,427	1,452	1,427	18,202
JANITORIAL / CLEANING														
4141-01	Janitorial Contract Cleaning	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4141-02	Cleaning Supplies (non-turnover)	50	50	50	50	50	50	50	50	50	50	50	50	600
Total Janitorial		150	150	150	150	150	150	150	150	150	150	150	150	1,800
SECURITY														
4143-01	Security Monitoring													0
4143-02	Security System Inspection/Repair													0
4143-03	Other Security Program Mgmt.													0
Total Security		0	0	0	0	0	0	0	0	0	0	0	0	0
LIFE SAFETY														
4146-01	Life & Safety Compliance									1,100				1,100
4146-02	Fire/Alarm Phone or Internet Connection													0
Total Life Safety		0	0	0	0	0	0	0	0	1,100	0	0	0	1,100
VEHICLES														
4148-01	Vehicle Repair & Maintenance													0
4148-02	Fuel													0
4148-03	Insurance													0
4148-04	Tires													0
Total Vehicles		0	0	0	0	0	0	0	0	0	0	0	0	0

Windsong

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
OFFICE														
4152-01	Office Supplies	35	35	35	35	35	35	35	35	35	35	35	35	420
4152-02	Petty Cash	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4152-03	Computer Peripherals	0	0	0	0	0	0	0	0	0	0	0	0	0
4152-04	Copier Maintenance Agreements	8	8	8	8	8	8	8	8	8	8	8	8	96
4152-05	Toner/Ink					10		10		10		10		40
4152-06	Postage & Courier					20	20	20	20	20	20	20	20	160
4152-07	Professional Printing					36			36			36		108
4152-08	Misc. Office Equipment	2,000												2,000
	Total Office	2,143	143	143	143	209	163	173	199	173	163	209	163	4,024
EMPLOYEE														
4154-01	Recruiting													0
4154-02	Morale/Awards	25	25	25	25	25	25	25	25	25	25	25	25	300
4154-03	Travel	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4154-04	Training										650			650
4154-05	Professional Publications													0
4154-06	Dues / Subscriptions													0
4154-07	Memberships							158						158
	Total Employee	125	125	125	125	125	125	283	125	125	775	125	125	2,308
INFORMATION TECHNOLOGY														
4157-01	Software/Maintenance Subscriptions	79	79	79	79	79	79	79	79	79	79	79	79	952
4157-02	Computer / Printers /Scanners (non cap)	35	35	35	35	535	35	35	35	35	35	35	35	920
4157-03	Professional Support	30	30	30	30	30	30	30	30	30	30	30	30	360
4157-04	Cellular Phone	29	29	229	29	29	29	29	29	29	29	29	29	548
	Total IT	173	173	373	173	673	173	173	173	173	173	173	173	2,780
ADVERTISING & MARKETING														
4161-01	Rental Magazines													0
4161-02	Newspapers													0
4161-03	Online Advertising							72						72
4161-04	Website Hosting & Maintenance													0
	Total Advertising	0	0	0	0	0	0	72	0	0	0	0	0	72
RESIDENT EXPENSES														
4165-01	Screening Fees	43	43	43	43	43	43	43	43	43	43	43	43	516
4165-02	Utility Reimbursement													0
4165-03	Relocation Costs													0
4165-04	Resident Activities													0
4165-05	Resident Services Contract													0
4165-06	Resident Services													0
	Total Resident	43	43	43	43	43	43	43	43	43	43	43	43	516

Windsong

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
ADMINISTRATION														
4175-01	Management Fees	2,713	2,713	2,713	2,713	2,713	2,713	2,713	2,713	2,713	2,713	2,713	2,713	32,556
4175-02	Asset Management Fees													0
4175-03	Partnership Administration Fees													0
4175-04	Compliance Monitoring Fees													0
4175-05	Incentive Management Fees													0
4175-06	Investor Services Fees													0
4175-07	Tax Credit Monitoring Fees													0
4175-08	Tenant Services Fees													0
4175-09	Trustee Fees													0
4175-10	Bookkeeping Fees													0
4175-11	Legal Fees	750												750
4175-12	Bank Fees													0
4175-13	Audit Expenses							3,550						3,550
4175-14	Bad Debt													0
4175-15	Public Relations													0
4175-16	Miscellaneous													0
Total Administration		3,463	2,713	2,713	2,713	2,713	2,713	6,263	2,713	2,713	2,713	2,713	2,713	36,856
OTHER FIXED EXPENSES														
4181-03	Property & Liability Insurance	347	347	347	347	347	347	347	348	348	348	348	348	4,169
4181-04	Fidelity Bond Insurance													0
4181-05	Real Estate Taxes													0
4181-06	Payment In Lieu of Taxes													0
4181-07	Fire District Fees													0
4181-08	Other Taxes & Licenses													0
Total Other		347	347	347	347	347	347	347	348	348	348	348	348	4,169
TOTAL OPERATING EXPENSES		18,348	13,114	13,339	14,645	13,705	13,134	18,480	13,171	14,270	15,316	13,206	13,135	173,859
NET OPERATING INCOME		3,393	8,627	15,902	7,096	8,036	8,607	3,261	8,570	7,471	6,425	8,535	8,606	94,533

Windsong

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

DEBT SERVICE														
4185-01	Principal	3,281	3,281	3,281	3,281	3,281	3,281	3,281	3,281	3,281	3,281	3,282	3,282	39,374
4185-02	Interest on Bonds Payable													0
4185-03	Interest on Notes Payable	4,068	4,068	4,068	4,068	4,068	4,068	4,068	4,067	4,067	4,067	4,067	4,067	48,811
4185-04	Mortgage Insurance Premium													0
4185-05	Miscellaneous Financing Expenses													0
TOTAL DEBT SERVICE		7,349	7,349	7,349	7,349	7,349	7,349	7,349	7,348	7,348	7,348	7,349	7,349	88,185

OPERATIONAL CASH FLOW	(3,956)	1,278	8,553	(253)	687	1,258	(4,088)	1,222	123	(923)	1,186	1,257	6,348
------------------------------	----------------	--------------	--------------	--------------	------------	--------------	----------------	--------------	------------	--------------	--------------	--------------	--------------

CAPITAL EXPENDITURES FROM OPERATIONS														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM OPERATIONS		0	0	0	0	0	0	0	0	0	0	0	0	0

NET CASH FLOW	(3,956)	1,278	8,553	(253)	687	1,258	(4,088)	1,222	123	(923)	1,186	1,257	6,348
----------------------	----------------	--------------	--------------	--------------	------------	--------------	----------------	--------------	------------	--------------	--------------	--------------	--------------

YTD TOTAL NET CASH FLOW	(3,956)	(2,677)	5,876	5,623	6,311	7,569	3,481	4,704	4,827	3,905	5,091	6,348
--------------------------------	----------------	----------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------

RESERVE FUNDING OF OPERATIONS	1,129	1,129	1,129	1,129	1,129	1,129	1,129	1,129	1,129	1,129	1,129	1,129	1,129	13,548
--------------------------------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	---------------

CASH FLOW AFTER RESERVE FUNDING	(5,085)	(3,806)	4,747	4,494	5,182	6,440	2,352	3,575	3,698	2,776	3,962	5,219	(7,200)
--	----------------	----------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	----------------

CAPITAL EXPENDITURES FROM RESERVES														
	Land Improvements													0
	Building Improvements	3,392	3,392	3,392	3,392	3,392	3,392	3,392	3,392	3,392	3,392	3,392	3,392	40,704
	Tenant Improvements													0
	Other Improvements	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
	Appliances	750	750	750	750	750	750	750	750	750	750	750	750	9,000
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM RESERVES		5,142	5,142	5,142	5,142	5,142	5,142	5,142	5,142	5,142	5,142	5,142	5,142	61,704

Finch Place

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
----------------	--------------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	------------

INCOME

GROSS POTENTIAL INCOME														
3110-05	+ Tenant Rent	11,465	11,465	11,465	11,465	11,465	11,465	11,465	11,465	11,465	11,465	11,465	11,465	137,580
3110-10	+ Rental Subsidies	6,463	6,463	6,463	6,463	6,463	6,463	6,463	6,463	6,463	6,463	6,463	6,463	77,556
3110-11	+ Section 8 Income	371	371	371	371	371	371	371	371	371	371	371	371	4,452
3115-01	- Vacancy Loss	631	631	631	631	631	631	631	631	631	631	631	631	7,572
3115-02	- Rental Concessions													0
3115-03	- Collection Loss													0
	Total Rental Income	17,668	17,668	17,668	17,668	17,668	17,668	17,668	17,668	17,668	17,668	17,668	17,668	212,016

OTHER INCOME														
3422-01	Laundry / Vending	221	221	221	221	221	221	221	221	221	221	221	221	2,652
3422-02	Tenant Charges	33	33	33	33	33	33	33	33	33	33	33	33	396
3422-03	Miscellaneous / Other			7,500										7,500
	Total Other Income	254	254	7,754	254	254	254	254	254	254	254	254	254	10,548

TOTAL INCOME	17,922	17,922	25,422	17,922	17,922	17,922	17,922	17,922	17,922	17,922	17,922	17,922	17,922	222,564
--------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

EXPENSES

SALARIES / WAGES - Administrative														
4110-01	Site Manager	3,460	3,460	3,460	3,460	3,460	3,460	3,460	3,460	3,460	3,460	3,460	3,460	41,520
4110-02	Administrative Free Unit													0
4110-03	Office Staff	109	109	109	109	109	109	109	109	109	109	109	109	1,308
4110-06	Compensated Absences													0
4110-07	Severance Pay													0
4110-10	Resident Services Coordinator													0
	Total Salaries / Wages	3,569	3,569	3,569	3,569	3,569	3,569	3,569	3,569	3,569	3,569	3,569	3,569	42,828

BENEFITS - Administrative														
4113-01	Retirement - PERS	402	402	402	402	402	402	402	402	402	402	402	402	4,819
4113-02	Voya Matching Contribution	3	3	3	3	3	3	3	3	3	3	3	3	41
4113-03	Health Savings Accounts	172	172	172	172	172	172	172	172	172	172	172	172	2,067
4113-04	Medical Insurance	426	426	426	426	426	426	426	426	426	426	426	426	5,109
4113-05	Dental Insurance	48	48	48	48	48	48	48	48	48	48	48	48	576
4113-06	State Unemployment	34	34	34	34	34	34	34	34	34	34	34	34	414
4113-07	Workers' Compensation (L&I)	174	174	174	174	174	174	174	174	174	174	174	174	2,086
4113-08	Life Insurance - Group / Life, AD&D, LTD	13	13	13	13	13	13	13	13	13	13	13	13	160
4113-09	Social Security / Medicare	46	46	46	46	46	46	46	46	46	46	46	46	550
4113-10	Vision Insurance	8	8	8	8	8	8	8	8	8	8	8	8	90
	Total Benefits	1,326	1,326	1,326	1,326	1,326	1,326	1,326	1,326	1,326	1,326	1,326	1,326	15,911

Finch Place

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

	SALARIES / WAGES - Maintenance													
4115-01	Maintenance Manager	143	143	143	143	143	143	143	143	143	143	143	143	1,716
4115-02	Maintenance Technician	1,484	1,484	1,484	1,484	1,484	1,484	1,484	1,484	1,484	1,484	1,484	1,484	17,813
4115-03	Maintenance Free Unit													0
4115-06	Compensated Absences													0
4115-07	Severance Pay													0
	Total Salaries / Wages	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	19,529

	BENEFITS - Maintenance													
4125-01	Retirement - PERS	208	208	208	208	208	208	208	208	208	208	208	208	2,490
4125-02	Voya Matching Contribution	5	5	5	5	5	5	5	5	5	5	5	5	56
4125-03	Health Savings Accounts	0	0	0	0	0	0	0	0	0	0	0	0	0
4125-04	Medical Insurance	289	289	289	289	289	289	289	289	289	289	289	289	3,472
4125-05	Dental Insurance	49	49	49	49	49	49	49	49	49	49	49	49	583
4125-06	State Unemployment	18	18	18	18	18	18	18	18	18	18	18	18	211
4125-07	Workers' Compensation (L&I)	90	90	90	90	90	90	90	90	90	90	90	90	1,077
4125-08	Life Insurance - Group / Life, AD&D, LTD	8	8	8	8	8	8	8	8	8	8	8	8	92
4125-09	Social Security / Medicare	24	24	24	24	24	24	24	24	24	24	24	24	284
4125-10	Vision Insurance	6	6	6	6	6	6	6	6	6	6	6	6	73
	Total Benefits	695	695	695	695	695	695	695	695	695	695	695	695	8,339

	UTILITIES													
4128-01	Electricity - Common Area	780	780	780	780	780	780	780	780	780	780	780	780	9,360
4128-02	Natural Gas													0
4128-03	Water	249	249	249	249	249	249	249	249	249	249	249	249	2,985
4128-04	Sewer	1,579	1,579	1,579	1,579	1,579	1,579	1,579	1,579	1,579	1,579	1,579	1,579	18,950
4128-05	Trash Removal	350	350	350	350	350	350	350	350	350	350	350	350	4,200
4128-06	Telephone	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4128-07	Internet	100	100	100	100	100	100	100	100	100	100	100	100	1,200
	Total Utilities	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	38,495

	TURNOVER COSTS													
4132-01	Utilities - Vacant Units	30		30		30		30		30		30		180
4132-02	Apartment Cleaning	110		110		110		110		110		110		660
4132-03	Carpet Cleaning	150		150		150		150		150		150		900
4132-04	Painting	130		130		130		130		130		130		780
4132-05	General Repairs / Maintenance	249		249		249		249		249		249		1,494
4132-06	Appliance Repair	250		250		250		250		250		250		1,500
	Total Turnover Costs	919	0	919	0	919	0	919	0	919	0	919	0	5,514

Finch Place

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
MAINTENANCE & REPAIR														
4138-01	Plumbing	150		150		150		150		150		150		900
4138-02	Common Area Maintenance	50		50		50		50		50		50		300
4138-03	Appliance Repair -- Current Tenants	170	70	170	70	170	70	170	70	170	70	170	70	1,440
4138-04	Electrical Repair & Maintenance	100		100		100		100		100		100		600
4138-05	Painting / Decorating													0
4138-06	Painting - Exterior													0
4138-07	Lighting - Repairs	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-08	Lighting - Bulbs	25	25	25	25	25	25	25	25	25	25	25	25	300
4138-09	Landscaping	315	315	315	315	315	315	315	315	315	315	315	315	3,780
4138-10	Signage													0
4138-11	Elevator	458	458	458	458	458	458	458	458	458	458	458	458	5,496
4138-12	Keys & Locks	232	232	232	232	232	232	232	232	232	232	232	232	2,784
4138-13	Pest Control	83	83	83	83	83	83	83	83	83	83	83	83	996
4138-14	HVAC													0
4138-15	Interior Repairs - Current Tenants	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-16	Window Washing													0
4138-17	Fences / Gates													0
4138-18	Parking Lot													0
4138-19	Roof Maintenance													0
4138-20	Building Maintenance - Exterior	75	75	75	75	75	75	75	75	75	75	75	75	900
4138-21	Equipment Rental													0
4138-22	Tools	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Total Maintenance & Repair		1,908	1,508	1,908	1,508	1,908	1,508	1,908	1,508	1,908	1,508	1,908	1,508	20,496
JANITORIAL / CLEANING														
4141-01	Janitorial Contract Cleaning	200	200	200	200	200	200	200	200	200	200	200	200	2,400
4141-02	Cleaning Supplies (non-turnover)	58	58	58	58	58	58	58	58	58	58	58	58	696
Total Janitorial		258	258	258	258	258	258	258	258	258	258	258	258	3,096
SECURITY														
4143-01	Security Monitoring													0
4143-02	Security System Inspection/Repair													0
4143-03	Other Security Program Mgmt.													0
Total Security		0	0	0	0	0	0	0	0	0	0	0	0	0
LIFE SAFETY														
4146-01	Life & Safety Compliance			105			105			2,485			105	2,800
4146-02	Fire/Alarm Phone or Internet Connection													0
Total Life Safety		0	0	105	0	0	105	0	0	2,485	0	0	105	2,800
VEHICLES														
4148-01	Vehicle Repair & Maintenance													0
4148-02	Fuel	25		25		25		25		25		25		150
4148-03	Insurance													0
4148-04	Tires													0
Total Vehicles		25	0	25	0	25	0	25	0	25	0	25	0	150

Finch Place

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
OFFICE														
4152-01	Office Supplies	50	50	50	50	50	50	50	50	50	50	50	50	600
4152-02	Petty Cash	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4152-03	Computer Peripherals													0
4152-04	Copier Maintenance Agreements	8	8	8	8	8	8	8	8	8	8	8	8	96
4152-05	Toner/Ink	15		15		15		15		15		15		90
4152-06	Postage & Courier	68	20	20	68	20	20	68	20	20	68	20	20	432
4152-07	Professional Printing	36		36		36		36		36		36		216
4152-08	Misc. Office Equipment	1,040												1,040
	Total Office	1,317	178	229	226	229	178	277	178	229	226	229	178	3,674
EMPLOYEE														
4154-01	Recruiting													0
4154-02	Morale/Awards	25	25	25	25	25	25	25	25	25	25	25	25	300
4154-03	Travel	40	40	40	40	40	40	40	40	40	40	40	40	480
4154-04	Training										2,860			2,860
4154-05	Professional Publications													0
4154-06	Dues / Subscriptions													0
4154-07	Memberships							140						140
	Total Employee	65	65	65	65	65	65	205	65	65	2,925	65	65	3,780
INFORMATION TECHNOLOGY														
4157-01	Software/Maintenance Subscriptions	149	149	149	149	149	149	149	149	149	149	149	149	1,788
4157-02	Computer / Printers /Scanners (non cap)	35	35	35	35	535	35	35	35	35	35	35	35	920
4157-03	Professional Support	40	40	40	40	40	40	40	40	40	40	40	40	480
4157-04	Cellular Phone	36	36	36	236	36	36	36	36	36	36	36	36	632
	Total IT	260	260	260	460	760	260	260	260	260	260	260	260	3,820
ADVERTISING & MARKETING														
4161-01	Rental Magazines													0
4161-02	Newspapers													0
4161-03	Online Advertising							250						250
4161-04	Website Hosting & Maintenance													0
	Total Advertising	0	0	0	0	0	0	250	0	0	0	0	0	250
RESIDENT EXPENSES														
4165-01	Screening Fees	43	43	43	43	43	43	43	43	43	43	43	43	516
4165-02	Utility Reimbursement													0
4165-03	Relocation Costs													0
4165-04	Resident Activities	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4165-05	Resident Services Contract													0
4165-06	Resident Services													0
	Total Resident	143	143	143	143	143	143	143	143	143	143	143	143	1,716

Finch Place

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
ADMINISTRATION														
4175-01	Management Fees	2,307	2,307	2,307	2,307	2,307	2,307	2,307	2,307	2,307	2,307	2,307	2,307	27,684
4175-02	Asset Management Fees													0
4175-03	Partnership Administration Fees													0
4175-04	Compliance Monitoring Fees													0
4175-05	Incentive Management Fees													0
4175-06	Investor Services Fees													0
4175-07	Tax Credit Monitoring Fees													0
4175-08	Tenant Services Fees													0
4175-09	Trustee Fees													0
4175-10	Bookkeeping Fees													0
4175-11	Legal Fees	400	400	400	400	400	400	400	400	400	400	400	400	4,800
4175-12	Bank Fees													0
4175-13	Audit Expenses							5,750						5,750
4175-14	Bad Debt													0
4175-15	Public Relations													0
4175-16	Miscellaneous													0
Total Administration		2,707	2,707	2,707	2,707	2,707	2,707	8,457	2,707	2,707	2,707	2,707	2,707	38,234
OTHER FIXED EXPENSES														
4181-03	Property & Liability Insurance	296	296	296	296	296	296	296	296	296	296	296	295	3,551
4181-04	Fidelity Bond Insurance													0
4181-05	Real Estate Taxes													0
4181-06	Payment In Lieu of Taxes													0
4181-07	Fire District Fees													0
4181-08	Other Taxes & Licenses													0
Total Other		296	296	296	296	296	296	296	296	296	296	296	295	3,551
TOTAL OPERATING EXPENSES		18,323	15,840	17,340	16,088	17,735	15,945	23,423	15,840	19,720	18,748	17,235	15,944	212,183
NET OPERATING INCOME		(401)	2,082	8,082	1,834	187	1,977	(5,501)	2,082	(1,798)	(826)	687	1,978	10,381

Finch Place

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

DEBT SERVICE														
4185-01	Principal	509	4,242	514	516	4,277	521	523	4,313	529	531	4,349	536	21,359
4185-02	Interest on Bonds Payable													0
4185-03	Interest on Notes Payable	1,568	4,368	1,563	1,560	4,333	1,555	1,553	4,297	1,548	1,545	4,261	1,540	29,692
4185-04	Mortgage Insurance Premium													0
4185-05	Miscellaneous Financing Expenses													0
TOTAL DEBT SERVICE		2,076	8,610	2,076	2,076	8,610	2,076	2,076	8,610	2,076	2,076	8,610	2,076	51,051

OPERATIONAL CASH FLOW	(2,478)	(6,528)	6,005	(243)	(8,423)	(100)	(7,578)	(6,528)	(3,875)	(2,903)	(7,923)	(99)	(40,670)
------------------------------	----------------	----------------	--------------	--------------	----------------	--------------	----------------	----------------	----------------	----------------	----------------	-------------	-----------------

CAPITAL EXPENDITURES FROM OPERATIONS														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM OPERATIONS		0	0	0	0	0	0	0	0	0	0	0	0	0

NET CASH FLOW	(2,478)	(6,528)	6,005	(243)	(8,423)	(100)	(7,578)	(6,528)	(3,875)	(2,903)	(7,923)	(99)	(40,670)
----------------------	----------------	----------------	--------------	--------------	----------------	--------------	----------------	----------------	----------------	----------------	----------------	-------------	-----------------

YTD TOTAL NET CASH FLOW	(2,478)	(9,006)	(3,000)	(3,243)	(11,666)	(11,766)	(19,343)	(25,871)	(29,746)	(32,649)	(40,572)	(40,670)
--------------------------------	----------------	----------------	----------------	----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------

RESERVE FUNDING OF OPERATIONS	1,173	1,173	1,173	1,173	1,173	1,173	1,173	1,173	1,173	1,173	1,173	1,173	1,173	14,076
--------------------------------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	---------------

CASH FLOW AFTER RESERVE FUNDING	(3,651)	(10,179)	(4,173)	(4,416)	(12,839)	(12,939)	(20,516)	(27,044)	(30,919)	(33,822)	(41,745)	(41,843)	(54,746)
--	----------------	-----------------	----------------	----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------

CAPITAL EXPENDITURES FROM RESERVES														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements	750	750	750	750	750	750	750	750	750	750	750	750	9,000
	Other Improvements													0
	Appliances	500	500		500	500		500	500		500	500		4,000
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM RESERVES		1,250	1,250	750	1,250	1,250	750	1,250	1,250	750	1,250	1,250	750	13,000

550 Madison**2019 BUDGET DETAIL**

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

INCOME

GROSS POTENTIAL INCOME														
3110-05	+ Tenant Rent	7,101	7,101	7,101	7,101	7,101	7,101	7,101	7,101	7,101	7,101	7,101	7,101	85,212
3110-10	+ Rental Subsidies	1,859	1,859	1,859	1,859	1,859	1,859	1,859	1,859	1,859	1,859	1,859	1,859	22,308
3110-11	+ Section 8 Income	625	625	625	625	625	625	625	625	625	625	625	625	7,500
3115-01	- Vacancy Loss	476	476	476	476	476	476	476	476	476	476	476	476	5,712
3115-02	- Rental Concessions	75	75	75	75	75	75	75	75	75	75	75	75	900
3115-03	- Collection Loss													0
	Total Rental Income	9,034	9,034	9,034	9,034	9,034	9,034	9,034	9,034	9,034	9,034	9,034	9,034	108,408

OTHER INCOME														
3422-01	Laundry / Vending	75	75	75	75	75	75	75	75	75	75	75	75	900
3422-02	Tenant Charges													0
3422-03	Miscellaneous / Other													0
	Total Other Income	75	75	75	75	75	75	75	75	75	75	75	75	900

TOTAL INCOME		9,109	9,109	9,109	9,109	9,109	9,109	9,109	9,109	9,109	9,109	9,109	9,109	109,308
--------------	--	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	---------

EXPENSES

SALARIES / WAGES - Administrative														
4110-01	Site Manager	715	715	715	715	715	715	715	715	715	715	715	715	8,580
4110-02	Administrative Free Unit													0
4110-03	Office Staff	109	109	109	109	109	109	109	109	109	109	109	109	1,308
4110-06	Compensated Absences													0
4110-07	Severance Pay													0
														0
	Total Salaries / Wages	824	824	824	824	824	824	824	824	824	824	824	824	9,888

BENEFITS - Administrative														
4113-01	Retirement - PERS	73	73	73	73	73	73	73	73	73	73	73	73	878
4113-02	Voya Matching Contribution	3	3	3	3	3	3	3	3	3	3	3	3	41
4113-03	Health Savings Accounts	31	31	31	31	31	31	31	31	31	31	31	31	367
4113-04	Medical Insurance	180	180	180	180	180	180	180	180	180	180	180	180	2,164
4113-05	Dental Insurance	27	27	27	27	27	27	27	27	27	27	27	27	319
4113-06	State Unemployment	6	6	6	6	6	6	6	6	6	6	6	6	75
4113-07	Workers' Compensation (L&I)	31	31	31	31	31	31	31	31	31	31	31	31	370
4113-08	Life Insurance - Group / Life, AD&D, LTD	3	3	3	3	3	3	3	3	3	3	3	3	32
4113-09	Social Security / Medicare	8	8	8	8	8	8	8	8	8	8	8	8	100
4113-10	Vision Insurance	3	3	3	3	3	3	3	3	3	3	3	3	37
	Total Benefits	365	365	365	365	365	365	365	365	365	365	365	365	4,383

550 Madison**2019 BUDGET DETAIL**

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
SALARIES / WAGES - Maintenance														
4115-01	Maintenance Manager	143	143	143	143	143	143	143	143	143	143	143	143	1,716
4115-02	Maintenance Technician	626	626	626	626	626	626	626	626	626	626	626	626	7,512
4115-03	Maintenance Free Unit													0
4115-06	Compensated Absences													0
4115-07	Severance Pay													0
Total Salaries / Wages		769	769	769	769	769	769	769	769	769	769	769	769	9,228
BENEFITS - Maintenance														
4125-01	Retirement - PERS	78	78	78	78	78	78	78	78	78	78	78	78	933
4125-02	Voya Matching Contribution	5	5	5	5	5	5	5	5	5	5	5	5	56
4125-03	Health Savings Accounts	0	0	0	0	0	0	0	0	0	0	0	0	0
4125-04	Medical Insurance	87	87	87	87	87	87	87	87	87	87	87	87	1,042
4125-05	Dental Insurance	9	9	9	9	9	9	9	9	9	9	9	9	102
4125-06	State Unemployment	6	6	6	6	6	6	6	6	6	6	6	6	78
4125-07	Workers' Compensation (L&I)	31	31	31	31	31	31	31	31	31	31	31	31	370
4125-08	Life Insurance - Group / Life, AD&D, LTD	3	3	3	3	3	3	3	3	3	3	3	3	32
4125-09	Social Security / Medicare	9	9	9	9	9	9	9	9	9	9	9	9	107
4125-10	Vision Insurance	1	1	1	1	1	1	1	1	1	1	1	1	16
Total Benefits		228	228	228	228	228	228	228	228	228	228	228	228	2,735
UTILITIES														
4128-01	Electricity - Common Area	120	120	120	120	120	120	120	120	120	120	120	120	1,440
4128-02	Natural Gas													0
4128-03	Water	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4128-04	Sewer	790	790	790	790	790	790	790	790	790	790	790	790	9,480
4128-05	Trash Removal	276	276	276	276	276	276	276	276	276	276	276	276	3,312
4128-06	Telephone													0
4128-07	Internet													0
Total Utilities		1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	16,032
TURNOVER COSTS														
4132-01	Utilities - Vacant Units	20			20			20			20			80
4132-02	Apartment Cleaning	110			110			110			110			440
4132-03	Carpet Cleaning	150			150			150			150			600
4132-04	Painting	1,000			1,000			1,000			1,000			4,000
4132-05	General Repairs / Maintenance	250			250			250			250			1,000
4132-06	Appliance Repair	250			250			250			250			1,000
Total Turnover Costs		1,780	0	0	1,780	0	0	1,780	0	0	1,780	0	0	7,120

550 Madison**2019 BUDGET DETAIL**

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
MAINTENANCE & REPAIR														
4138-01	Plumbing	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-02	Common Area Maintenance	400	400	400	400	400	400	400	400	400	400	400	400	4,800
4138-03	Appliance Repair -- Current Tenants	200	200	200	200	200	200	200	200	200	200	200	200	2,400
4138-04	Electrical Repair & Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-05	Painting / Decorating													0
4138-06	Painting - Exterior	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-07	Lighting - Repairs													0
4138-08	Lighting - Bulbs	25	25	25	25	25	25	25	25	25	25	25	25	300
4138-09	Landscaping	634	634	634	634	634					634	634	634	5,072
4138-10	Signage													0
4138-11	Elevator													0
4138-12	Keys & Locks	50			50			50			50			200
4138-13	Pest Control	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-14	HVAC													0
4138-15	Interior Repairs - Current Tenants	250		250		250		250		250		250		1,500
4138-16	Window Washing													0
4138-17	Fences / Gates													0
4138-18	Parking Lot													0
4138-19	Roof Maintenance													0
4138-20	Building Maintenance - Exterior													0
4138-21	Equipment Rental													0
4138-22	Tools													0
Total Maintenance & Repair		1,959	1,659	1,909	1,709	1,909	1,025	1,325	1,025	1,275	1,709	1,909	1,659	19,072
JANITORIAL / CLEANING														
4141-01	Janitorial Contract Cleaning													0
4141-02	Cleaning Supplies (non-turnover)	50			50			50			50			200
Total Janitorial		50	0	0	50	0	0	50	0	0	50	0	0	200
SECURITY														
4143-01	Security Monitoring													0
4143-02	Security System Inspection/Repair													0
4143-03	Other Security Program Mgmt.													0
Total Security		0	0	0	0	0	0	0	0	0	0	0	0	0
LIFE SAFETY														
4146-01	Life & Safety Compliance						70			1,150				1,220
4146-02	Fire/Alarm Phone or Internet Connection													0
Total Life Safety		0	0	0	0	0	70	0	0	1,150	0	0	0	1,220
VEHICLES														
4148-01	Vehicle Repair & Maintenance													0
4148-02	Fuel													0
4148-03	Insurance													0
4148-04	Tires													0
Total Vehicles		0	0	0	0	0	0	0	0	0	0	0	0	0

550 Madison

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
OFFICE														
4152-01	Office Supplies	35	35	35	35	35	35	35	35	35	35	35	35	420
4152-02	Petty Cash	50	50	50	50	50	50	50	50	50	50	50	50	600
4152-03	Computer Peripherals													0
4152-04	Copier Maintenance Agreements	8	8	8	8	8	8	8	8	8	8	8	8	96
4152-05	Toner/Ink					10								10
4152-06	Postage & Courier	11	11	11	11	11	11	11	11	11	11	11	11	132
4152-07	Professional Printing		36			36			36			36		144
4152-08	Misc. Office Equipment													0
	Total Office	104	140	104	104	150	104	104	140	104	104	140	104	1,402
EMPLOYEE														
4154-01	Recruiting													0
4154-02	Morale/Awards													0
4154-03	Travel	10	10	10	10	10	10	10	10	10	10	10	10	120
4154-04	Training										176			176
4154-05	Professional Publications													0
4154-06	Dues / Subscriptions													0
4154-07	Memberships							39						39
	Total Employee	10	10	10	10	10	10	49	10	10	186	10	10	335
INFORMATION TECHNOLOGY														
4157-01	Software/Maintenance Subscriptions	39	39	39	39	39	39	39	39	39	39	39	39	468
4157-02	Computer / Printers /Scanners (non cap)	45	45	45	45	545	45	45	45	45	45	45	45	1,040
4157-03	Professional Support	25	25	25	25	25	25	25	25	25	25	25	25	300
4157-04	Cellular Phone	13	13	213	13	13	13	13	13	13	13	13	13	356
	Total IT	122	122	322	122	622	122	122	122	122	122	122	122	2,164
ADVERTISING & MARKETING														
4161-01	Rental Magazines													0
4161-02	Newspapers													0
4161-03	Online Advertising													0
4161-04	Website Hosting & Maintenance													0
	Total Advertising	0	0	0	0	0	0	0	0	0	0	0	0	0
RESIDENT EXPENSES														
4165-01	Screening Fees	86			86			86			86			344
4165-02	Utility Reimbursement													0
4165-03	Relocation Costs													0
4165-04	Resident Activities													0
4165-05	Resident Services Contract													0
4165-06	Resident Services													0
	Total Resident	86	0	0	86	0	0	86	0	0	86	0	0	344

550 Madison

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
	ADMINISTRATION													
4175-01	Management Fees													0
4175-02	Asset Management Fees													0
4175-03	Partnership Administration Fees													0
4175-04	Compliance Monitoring Fees													0
4175-05	Incentive Management Fees													0
4175-06	Investor Services Fees													0
4175-07	Tax Credit Monitoring Fees													0
4175-08	Tenant Services Fees													0
4175-09	Trustee Fees													0
4175-10	Bookkeeping Fees													0
4175-11	Legal Fees						75				75			150
4175-12	Bank Fees													0
4175-13	Audit Expenses													0
4175-14	Bad Debt													0
4175-15	Public Relations													0
4175-16	Miscellaneous													0
	Total Administration	0	0	0	0	0	75	0	0	0	75	0	0	150
	OTHER FIXED EXPENSES													
4181-03	Property & Liability Insurance	132	132	132	132	132	132	132	132	133	133	133	133	1,588
4181-04	Fidelity Bond Insurance													0
4181-05	Real Estate Taxes													0
4181-06	Payment In Lieu of Taxes													0
4181-07	Fire District Fees													0
4181-08	Other Taxes & Licenses													0
	Total Other	132	132	132	132	132	132	132	132	133	133	133	133	1,588
TOTAL OPERATING EXPENSES		7,765	5,585	5,999	7,515	6,345	5,060	7,170	4,951	6,316	7,767	5,836	5,550	75,862
NET OPERATING INCOME		1,344	3,524	3,110	1,594	2,764	4,049	1,939	4,158	2,793	1,342	3,273	3,559	33,446

550 Madison

2019 BUDGET DETAIL

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
DEBT SERVICE														
4185-01	Principal	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	15,480
4185-02	Interest on Bonds Payable													0
4185-03	Interest on Notes Payable	1,059	1,059	1,059	1,059	1,059	1,059	1,059	1,059	1,059	1,059	1,059	1,059	12,708
4185-04	Mortgage Insurance Premium													0
4185-05	Miscellaneous Financing Expenses													0
TOTAL DEBT SERVICE		2,349	2,349	2,349	2,349	2,349	2,349	2,349	2,349	2,349	2,349	2,349	2,349	28,188

OPERATIONAL CASH FLOW	(1,005)	1,175	761	(755)	415	1,700	(410)	1,809	444	(1,007)	924	1,210	5,258
------------------------------	----------------	--------------	------------	--------------	------------	--------------	--------------	--------------	------------	----------------	------------	--------------	--------------

CAPITAL EXPENDITURES FROM OPERATIONS														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM OPERATIONS		0	0	0	0	0	0	0	0	0	0	0	0	0

NET CASH FLOW	(1,005)	1,175	761	(755)	415	1,700	(410)	1,809	444	(1,007)	924	1,210	5,258
----------------------	----------------	--------------	------------	--------------	------------	--------------	--------------	--------------	------------	----------------	------------	--------------	--------------

YTD TOTAL NET CASH FLOW	(1,005)	170	930	175	590	2,290	1,879	3,688	4,132	3,125	4,048	5,258
--------------------------------	----------------	------------	------------	------------	------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------

RESERVE FUNDING OF OPERATIONS	328	328	328	328	328	328	328	328	328	328	328	328	3,936
--------------------------------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	--------------

CASH FLOW AFTER RESERVE FUNDING	(1,333)	(158)	602	(153)	262	1,962	1,551	3,360	3,804	2,797	3,720	4,930	1,322
--	----------------	--------------	------------	--------------	------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------

CAPITAL EXPENDITURES FROM RESERVES

	Land Improvements													
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM RESERVES		0	0	0	0	0	0	0	0	0	0	0	0	0

Conifer Woods - Port Orchard Valley - Component Unit

2019 BUDGET DETAIL

Fiscal Year - Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

INCOME

GROSS POTENTIAL INCOME														
3110-05	+ Tenant Rent	52,478	52,478	52,478	52,478	52,478	52,478	52,478	52,478	52,478	52,478	52,478	52,478	629,736
3110-10	+ Rental Subsidies	488	488	488	488	488	488	488	488	488	488	488	488	5,856
3110-11	+ Section 8 Income	14,719	14,719	14,719	14,719	14,719	14,719	14,719	14,719	14,719	14,719	14,719	14,719	176,628
3115-01	- Vacancy Loss	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	40,620
3115-02	- Rental Concessions	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
3115-03	- Collection Loss	472	472	472	472	472	472	472	472	472	472	472	472	5,664
	Total Rental Income	62,828	62,828	62,828	62,828	62,828	62,828	62,828	62,828	62,828	62,828	62,828	62,828	753,936

OTHER INCOME														
3422-01	Laundry / Vending													0
3422-02	Tenant Charges													0
3422-03	Miscellaneous / Other													0
	Total Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0

TOTAL INCOME	62,828	62,828	62,828	62,828	62,828	62,828	62,828	62,828	62,828	62,828	62,828	62,828	62,828	753,936
--------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

EXPENSES

SALARIES / WAGES - Administrative														
4110-01	Site Manager	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	57,204
4110-02	Administrative Free Unit													0
4110-03	Office Staff	109	109	109	109	109	109	109	109	109	109	109	109	1,308
4110-06	Compensated Absences													0
4110-07	Severance Pay													0
														0
	Total Salaries / Wages	4,876	4,876	4,876	4,876	4,876	4,876	4,876	4,876	4,876	4,876	4,876	4,876	58,512

BENEFITS - Administrative														
4113-01	Retirement - PERS	405	405	405	405	405	405	405	405	405	405	405	405	4,858
4113-02	Voya Matching Contribution	99	99	99	99	99	99	99	99	99	99	99	99	1,186
4113-03	Health Savings Accounts	172	172	172	172	172	172	172	172	172	172	172	172	2,067
4113-04	Medical Insurance	426	426	426	426	426	426	426	426	426	426	426	426	5,109
4113-05	Dental Insurance	48	48	48	48	48	48	48	48	48	48	48	48	576
4113-06	State Unemployment	35	35	35	35	35	35	35	35	35	35	35	35	417
4113-07	Workers' Compensation (L&I)	174	174	174	174	174	174	174	174	174	174	174	174	2,086
4113-08	Life Insurance - Group / Life, AD&D, LTD	14	14	14	14	14	14	14	14	14	14	14	14	163
4113-09	Social Security / Medicare	46	46	46	46	46	46	46	46	46	46	46	46	555
4113-10	Vision Insurance	8	8	8	8	8	8	8	8	8	8	8	8	90
	Total Benefits	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	17,106

Conifer Woods - Port Orchard Valley - Component Unit

2019 BUDGET DETAIL

Fiscal Year - Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
	SALARIES / WAGES - Maintenance													
4115-01	Maintenance Manager	143	143	143	143	143	143	143	143	143	143	143	143	1,716
4115-02	Maintenance Technician	3,038	3,038	3,038	3,038	3,038	3,038	3,038	3,038	3,038	3,038	3,038	3,038	36,457
4115-03	Maintenance Free Unit													0
4115-06	Compensated Absences													0
4115-07	Severance Pay													0
	Total Salaries / Wages	3,181	3,181	3,181	3,181	3,181	3,181	3,181	3,181	3,181	3,181	3,181	3,181	38,173

	BENEFITS - Maintenance													
4125-01	Retirement - PERS	405	405	405	405	405	405	405	405	405	405	405	405	4,858
4125-02	Voya Matching Contribution	99	99	99	99	99	99	99	99	99	99	99	99	1,186
4125-03	Health Savings Accounts	167	167	167	167	167	167	167	167	167	167	167	167	2,000
4125-04	Medical Insurance	1,111	1,111	1,111	1,111	1,111	1,111	1,111	1,111	1,111	1,111	1,111	1,111	13,332
4125-05	Dental Insurance	168	168	168	168	168	168	168	168	168	168	168	168	2,019
4125-06	State Unemployment	35	35	35	35	35	35	35	35	35	35	35	35	415
4125-07	Workers' Compensation (L&I)	174	174	174	174	174	174	174	174	174	174	174	174	2,086
4125-08	Life Insurance - Group / Life, AD&D, LTD	1	1	1	1	1	1	1	1	1	1	1	1	8
4125-09	Social Security / Medicare	46	46	46	46	46	46	46	46	46	46	46	46	555
4125-10	Vision Insurance	19	19	19	19	19	19	19	19	19	19	19	19	233
	Total Benefits	2,224	2,224	2,224	2,224	2,224	2,224	2,224	2,224	2,224	2,224	2,224	2,224	26,691

	UTILITIES													
4128-01	Electricity - Common Area	561	561	561	561	561	561	561	561	561	561	561	561	6,732
4128-02	Natural Gas													0
4128-03	Water	3,088	3,088	3,088	3,088	3,088	3,088	3,088	3,088	3,088	3,088	3,088	3,088	37,056
4128-04	Sewer	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	54,564
4128-05	Trash Removal	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313	15,756
4128-06	Telephone	115	115	115	115	115	115	115	115	115	115	115	115	1,380
4128-07	Internet	50	50	50	50	50	50	50	50	50	50	50	50	600
	Total Utilities	9,674	9,674	9,674	9,674	9,674	9,674	9,674	9,674	9,674	9,674	9,674	9,674	116,088

	TURNOVER COSTS													
4132-01	Utilities - Vacant Units	229	229	229	229	229	229	229	229	229	229	229	229	2,748
4132-02	Apartment Cleaning	450	450	450	450	450	450	450	450	450	450	450	450	5,400
4132-03	Carpet Cleaning	450	450	450	450	450	450	450	450	450	450	450	450	5,400
4132-04	Painting	300	300	300	300	300	300	300	300	300	300	300	300	3,600
4132-05	General Repairs / Maintenance	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	19,800
4132-06	Appliance Repair	300	300	300	300	300	300	300	300	300	300	300	300	3,600
	Total Turnover Costs	3,379	3,379	3,379	3,379	3,379	3,379	3,379	3,379	3,379	3,379	3,379	3,379	40,548

Conifer Woods - Port Orchard Valley - Component Unit

2019 BUDGET DETAIL

Fiscal Year - Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
MAINTENANCE & REPAIR														
4138-01	Plumbing	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4138-02	Common Area Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000
4138-03	Appliance Repair -- Current Tenants	300	300	300	300	300	300	300	300	300	300	300	300	3,600
4138-04	Electrical Repair & Maintenance	200	200	200	200	200	200	200	200	200	200	200	200	2,400
4138-05	Painting / Decorating													0
4138-06	Painting - Exterior									500	500	500	500	2,000
4138-07	Lighting - Repairs	200	200	200	200	200	200	200	200	200	200	200	200	2,400
4138-08	Lighting - Bulbs	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-09	Landscaping			2,059	2,059	2,059	2,059	2,059	2,059	2,059	2,059	2,059		18,530
4138-10	Signage													0
4138-11	Elevator													0
4138-12	Keys & Locks	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4138-13	Pest Control		600		600		600		600		600		600	3,600
4138-14	HVAC	500	500	500							500	500	500	3,000
4138-15	Interior Repairs - Current Tenants	500	500	500	500	500	500	500	500	500	500	500	500	6,000
4138-16	Window Washing													0
4138-17	Fences / Gates	200	200	200	200	200	200	200	200	200	200	200	200	2,400
4138-18	Parking Lot													0
4138-19	Roof Maintenance													0
4138-20	Building Maintenance - Exterior									1,500				1,500
4138-21	Equipment Rental	25		25		25		25		25		25		150
4138-22	Tools	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Total Maintenance & Repair		2,675	3,250	4,734	4,809	4,234	4,809	4,234	4,809	4,734	7,309	5,234	3,750	54,580
JANITORIAL / CLEANING														
4141-01	Janitorial Contract Cleaning													0
4141-02	Cleaning Supplies (non-turnover)	50	50	50	50	50	50	50	50	50	50	50	50	600
Total Janitorial		50	50	50	50	50	50	50	50	50	50	50	50	600
SECURITY														
4143-01	Security Monitoring													0
4143-02	Security System Inspection/Repair													0
4143-03	Other Security Program Mgmt.	3,000												3,000
Total Security		3,000	0	0	0	0	0	0	0	0	0	0	0	3,000
LIFE SAFETY														
4146-01	Life & Safety Compliance			1,100						1,000				2,100
4146-02	Fire/Alarm Phone or Internet Connection													0
Total Life Safety		0	0	1,100	0	0	0	0	0	1,000	0	0	0	2,100
VEHICLES														
4148-01	Vehicle Repair & Maintenance	83												83
4148-02	Fuel		25		25		25		25		25		25	150
4148-03	Insurance													0
4148-04	Tires													0
Total Vehicles		83	25	0	25	0	25	0	25	0	25	0	25	233

Conifer Woods - Port Orchard Valley - Component Unit

2019 BUDGET DETAIL

Fiscal Year - Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
OFFICE														
4152-01	Office Supplies	50	50	50	50	50	50	50	50	50	50	50	50	600
4152-02	Petty Cash	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4152-03	Computer Peripherals													0
4152-04	Copier Maintenance Agreements	0	0	156	0	0	156	0	0	156	0	0	156	624
4152-05	Toner/Ink	50		50		50		50		50		50		300
4152-06	Postage & Courier	49	49	49	49	49	49	49	49	46	46	46	46	576
4152-07	Professional Printing	36		36		36		36		36		36		216
4152-08	Misc. Office Equipment													0
	Total Office	285	199	441	199	285	355	285	199	438	196	282	352	3,516
EMPLOYEE														
4154-01	Recruiting													0
4154-02	Morale/Awards	25	25	25	25	25	25	25	25	25	25	25	25	300
4154-03	Travel	173	173	173	173	173	173	173	173	173	173	173	173	2,076
4154-04	Training				902	845				281				2,028
4154-05	Professional Publications	258												258
4154-06	Dues / Subscriptions													0
4154-07	Memberships	766												766
	Total Employee	1,222	198	198	1,100	1,043	198	198	198	479	198	198	198	5,428
INFORMATION TECHNOLOGY														
4157-01	Software/Maintenance Subscriptions	177	177	177	177	177	177	177	177	177	177	177	177	2,121
4157-02	Computer / Printers /Scanners (non cap)	295	35	35	35	35	35	35	35	35	35	535	35	1,180
4157-03	Professional Support	40	40	40	40	40	40	40	40	40	40	40	40	480
4157-04	Cellular Phone	69	69	69	69	69	69	69	69	269	69	69	69	1,028
	Total IT	581	321	321	321	321	321	321	321	521	321	821	321	4,809
ADVERTISING & MARKETING														
4161-01	Rental Magazines													0
4161-02	Newspapers													0
4161-03	Online Advertising	319	319	319	319	319	319	319	319	319	319	319	319	3,828
4161-04	Website Hosting & Maintenance													0
	Total Advertising	319	319	319	319	319	319	319	319	319	319	319	319	3,828
RESIDENT EXPENSES														
4165-01	Screening Fees	172	172	172	172	172	172	172	172	172	172	172	172	2,064
4165-02	Utility Reimbursement													0
4165-03	Relocation Costs													0
4165-04	Resident Activities							50	50	50	50	50	50	300
4165-05	Resident Services Contract													0
4165-06	Resident Services													0
	Total Resident	172	172	172	172	172	172	222	222	222	222	222	222	2,364

Conifer Woods - Port Orchard Valley - Component Unit

2019 BUDGET DETAIL

Fiscal Year - Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
ADMINISTRATION														
4175-01	Management Fees	3,970	3,970	3,970	3,970	3,970	3,970	3,970	3,970	3,970	3,970	3,970	3,970	47,640
4175-02	Asset Management Fees													0
4175-03	Partnership Administration Fees	2,066	2,066	2,066	2,066	2,066	2,066	2,066	2,066	2,066	2,066	2,066	2,066	24,792
4175-04	Compliance Monitoring Fees	1,620												1,620
4175-05	Incentive Management Fees													0
4175-06	Investor Services Fees	249	249	249	249	249	249	249	249	249	249	249	249	2,988
4175-07	Tax Credit Monitoring Fees													0
4175-08	Tenant Services Fees													0
4175-09	Trustee Fees						968							968
4175-10	Bookkeeping Fees													0
4175-11	Legal Fees						300	300	300	300	300	300	300	2,100
4175-12	Bank Fees													0
4175-13	Audit Expenses													0
4175-14	Bad Debt													0
4175-15	Public Relations													0
4175-16	Miscellaneous													0
Total Administration		7,905	6,285	6,285	6,285	6,285	7,553	6,585	6,585	6,585	6,585	6,585	6,585	80,108

OTHER FIXED EXPENSES														
4181-03	Property & Liability Insurance	1,301	1,301	1,301	1,301	1,301	1,301	1,301	1,301	1,302	1,302	1,302	1,302	15,616
4181-04	Fidelity Bond Insurance													0
4181-05	Real Estate Taxes													0
4181-06	Payment In Lieu of Taxes													0
4181-07	Fire District Fees													0
4181-08	Other Taxes & Licenses													0
Total Other		1,301	1,301	1,301	1,301	1,301	1,301	1,301	1,301	1,302	1,302	1,302	1,302	15,616

TOTAL OPERATING EXPENSES	42,353	36,880	39,681	39,341	38,770	39,863	38,275	38,789	40,410	41,287	39,773	37,884	473,301
---------------------------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

NET OPERATING INCOME	20,475	25,948	23,147	23,487	24,058	22,965	24,553	24,039	22,418	21,541	23,055	24,944	280,635
-----------------------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

Conifer Woods - Port Orchard Valley - Component Unit

2019 BUDGET DETAIL

Fiscal Year - Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

DEBT SERVICE														
4185-01	Principal						85,690							85,690
4185-02	Interest on Bonds Payable						83,041						80,684	163,725
4185-03	Interest on Notes Payable													0
4185-04	Mortgage Insurance Premium													0
4185-05	Miscellaneous Financing Expenses													0
TOTAL DEBT SERVICE		0	0	0	0	0	168,731	0	0	0	0	0	80,684	249,415

OPERATIONAL CASH FLOW	20,475	25,948	23,147	23,487	24,058	(145,765)	24,553	24,039	22,418	21,541	23,055	(55,740)	31,220
------------------------------	--------	--------	--------	--------	--------	-----------	--------	--------	--------	--------	--------	----------	--------

CAPITAL EXPENDITURES FROM OPERATIONS														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM OPERATIONS		0	0	0	0	0	0	0	0	0	0	0	0	0

NET CASH FLOW	20,475	25,948	23,147	23,487	24,058	(145,765)	24,553	24,039	22,418	21,541	23,055	(55,740)	31,220
----------------------	--------	--------	--------	--------	--------	-----------	--------	--------	--------	--------	--------	----------	--------

YTD TOTAL NET CASH FLOW	20,475	46,424	69,571	93,059	117,117	(28,648)	(4,095)	19,945	42,363	63,905	86,960	31,220
--------------------------------	--------	--------	--------	--------	---------	----------	---------	--------	--------	--------	--------	--------

RESERVE FUNDING OF OPERATIONS	2,504	2,504	2,504	2,504	2,504	2,504	2,504	2,504	2,504	2,504	2,504	2,504	30,048
--------------------------------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	--------

CASH FLOW AFTER RESERVE FUNDING	17,971	43,920	67,067	90,555	114,613	(31,152)	(6,599)	17,441	39,859	61,401	84,456	28,716	1,172
--	--------	--------	--------	--------	---------	----------	---------	--------	--------	--------	--------	--------	-------

CAPITAL EXPENDITURES FROM RESERVES														
	Land Improvements													0
	Building Improvements	9,000		9,000		9,000		9,000		9,000		9,000		54,000
	Tenant Improvements													0
	Other Improvements													0
	Appliances	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM RESERVES		11,000	2,000	11,000	2,000	11,000	2,000	11,000	2,000	11,000	2,000	11,000	2,000	78,000

Park Place - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

INCOME

GROSS POTENTIAL INCOME														
3110-05	+ Tenant Rent	60,687	60,687	60,687	60,687	60,687	60,687	60,687	60,687	60,687	60,687	60,687	60,687	728,244
3110-10	+ Rental Subsidies	150	150	150	150	150	150	150	150	150	150	150	150	1,800
3110-11	+ Section 8 Income	23,174	23,174	23,174	23,174	23,174	23,174	23,174	23,174	23,174	23,174	23,174	23,174	278,088
3115-01	- Vacancy Loss	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	50,400
3115-02	- Rental Concessions	200	200	200	200	200	200	200	200	200	200	200	200	2,400
3115-03	- Collection Loss	1,709	1,709	1,709	1,709	1,709	1,709	1,709	1,709	1,709	1,709	1,709	1,709	20,508
	Total Rental Income	77,902	77,902	77,902	77,902	77,902	77,902	77,902	77,902	77,902	77,902	77,902	77,902	934,824

OTHER INCOME														
3422-01	Laundry / Vending													0
3422-02	Tenant Charges													0
3422-03	Miscellaneous / Other													0
	Total Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0

TOTAL INCOME	77,902	77,902	77,902	77,902	77,902	77,902	77,902	77,902	77,902	77,902	77,902	77,902	77,902	934,824
--------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

EXPENSES

SALARIES / WAGES - Administrative														
4110-01	Site Manager	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	57,204
4110-02	Administrative Free Unit													0
4110-03	Office Staff	109	109	109	109	109	109	109	109	109	109	109	109	1,308
4110-06	Compensated Absences													0
4110-07	Severance Pay													0
														0
	Total Salaries / Wages	4,876	4,876	4,876	4,876	4,876	4,876	4,876	4,876	4,876	4,876	4,876	4,876	58,512

BENEFITS - Administrative														
4113-01	Retirement - PERS	423	423	423	423	423	423	423	423	423	423	423	423	5,078
4113-02	Voya Matching Contribution	3	3	3	3	3	3	3	3	3	3	3	3	41
4113-03	Health Savings Accounts	6	6	6	6	6	6	6	6	6	6	6	6	67
4113-04	Medical Insurance	592	592	592	592	592	592	592	592	592	592	592	592	7,109
4113-05	Dental Insurance	48	48	48	48	48	48	48	48	48	48	48	48	576
4113-06	State Unemployment	36	36	36	36	36	36	36	36	36	36	36	36	436
4113-07	Workers' Compensation (L&I)	174	174	174	174	174	174	174	174	174	174	174	174	2,086
4113-08	Life Insurance - Group / Life, AD&D, LTD	16	16	16	16	16	16	16	16	16	16	16	16	189
4113-09	Social Security / Medicare	48	48	48	48	48	48	48	48	48	48	48	48	580
4113-10	Vision Insurance	8	8	8	8	8	8	8	8	8	8	8	8	90
	Total Benefits	1,354	1,354	1,354	1,354	1,354	1,354	1,354	1,354	1,354	1,354	1,354	1,354	16,251

Park Place - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
SALARIES / WAGES - Maintenance														
4115-01	Maintenance Manager	143	143	143	143	143	143	143	143	143	143	143	143	1,716
4115-02	Maintenance Technician	4,534	4,534	4,534	4,534	4,534	4,534	4,534	4,534	4,534	4,534	4,534	4,534	54,408
4115-03	Maintenance Free Unit													0
4115-06	Compensated Absences													0
4115-07	Severance Pay													0
Total Salaries / Wages		4,677	4,677	4,677	4,677	4,677	4,677	4,677	4,677	4,677	4,677	4,677	4,677	56,124

BENEFITS - Maintenance														
4125-01	Retirement - PERS	375	375	375	375	375	375	375	375	375	375	375	375	4,497
4125-02	Voya Matching Contribution	5	5	5	5	5	5	5	5	5	5	5	5	56
4125-03	Health Savings Accounts	167	167	167	167	167	167	167	167	167	167	167	167	2,000
4125-04	Medical Insurance	412	412	412	412	412	412	412	412	412	412	412	412	4,944
4125-05	Dental Insurance	48	48	48	48	48	48	48	48	48	48	48	48	576
4125-06	State Unemployment	32	32	32	32	32	32	32	32	32	32	32	32	384
4125-07	Workers' Compensation (L&I)	174	174	174	174	174	174	174	174	174	174	174	174	2,086
4125-08	Life Insurance - Group / Life, AD&D, LTD	14	14	14	14	14	14	14	14	14	14	14	14	167
4125-09	Social Security / Medicare	43	43	43	43	43	43	43	43	43	43	43	43	513
4125-10	Vision Insurance	8	8	8	8	8	8	8	8	8	8	8	8	90
Total Benefits		1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	15,313

UTILITIES														
4128-01	Electricity - Common Area	711	711	711	711	711	711	711	711	711	711	711	711	8,532
4128-02	Natural Gas	115	115	115	115	115	115	115	115	115	115	115	115	1,380
4128-03	Water	2,011	2,011	2,011	2,011	2,011	2,011	2,011	2,011	2,011	2,011	2,011	2,011	24,132
4128-04	Sewer	5,721	5,721	5,721	5,721	5,721	5,721	5,721	5,721	5,721	5,721	5,721	5,721	68,652
4128-05	Trash Removal	1,328	1,328	1,328	1,328	1,328	1,328	1,328	1,328	1,328	1,328	1,328	1,328	15,936
4128-06	Telephone	300	300	300	300	300	300	300	300	300	300	300	300	3,600
4128-07	Internet	50	50	50	50	50	50	50	50	50	50	50	50	600
Total Utilities		10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236	122,832

TURNOVER COSTS														
4132-01	Utilities - Vacant Units	229	229	229	229	229	229	229	229	229	229	229	229	2,748
4132-02	Apartment Cleaning	450	450	450	450	450	450	450	450	450	450	450	450	5,400
4132-03	Carpet Cleaning	450	450	450	450	450	450	450	450	450	450	450	450	5,400
4132-04	Painting	300	300	300	300	300	300	300	300	300	300	300	300	3,600
4132-05	General Repairs / Maintenance	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	19,800
4132-06	Appliance Repair	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Total Turnover Costs		3,379	3,379	3,379	3,379	3,379	3,379	3,379	3,379	3,379	3,379	3,379	3,379	40,548

Park Place - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
MAINTENANCE & REPAIR														
4138-01	Plumbing	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4138-02	Common Area Maintenance							500	500	500	500	500	500	3,000
4138-03	Appliance Repair -- Current Tenants	300	300	300	300	300	300	300	300	300	300	300	300	3,600
4138-04	Electrical Repair & Maintenance	300	300	300	300	300	300	300	300	300	300	300	300	3,600
4138-05	Painting / Decorating													0
4138-06	Painting - Exterior													0
4138-07	Lighting - Repairs	200	200	200	200	200	200	200	200	200	200	200	200	2,400
4138-08	Lighting - Bulbs	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-09	Landscaping			1,453	2,453	2,453	2,453	2,453	2,453	1,453	1,453	1,453		18,078
4138-10	Signage	2,500												2,500
4138-11	Elevator													0
4138-12	Keys & Locks	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-13	Pest Control		600		600		600		600		600		600	3,600
4138-14	HVAC	500	500	500							500	500	500	3,000
4138-15	Interior Repairs - Current Tenants	500	500	500	500	500	500	500	500	500	500	500	500	6,000
4138-16	Window Washing													0
4138-17	Fences / Gates	200	200	200	200	200	200	200	200	200	200	200	200	2,400
4138-18	Parking Lot													0
4138-19	Roof Maintenance							500	500	500	500	500	500	3,000
4138-20	Building Maintenance - Exterior													0
4138-21	Equipment Rental		25		25		25		25		25		25	150
4138-22	Tools	150	150	150	150	150	150	150	150	150	150	150	150	1,800
	Total Maintenance & Repair	4,950	3,075	3,903	5,028	4,403	5,028	5,403	6,028	4,403	5,528	4,903	4,075	56,728
JANITORIAL / CLEANING														
4141-01	Janitorial Contract Cleaning													0
4141-02	Cleaning Supplies (non-turnover)	50	50	50	50	50	50	50	50	50	50	50	50	600
	Total Janitorial	50	50	50	50	50	50	50	50	50	50	50	50	600
SECURITY														
4143-01	Security Monitoring													0
4143-02	Security System Inspection/Repair													0
4143-03	Other Security Program Mgmt.	3,000												3,000
	Total Security	3,000	0	0	0	0	0	0	0	0	0	0	0	3,000
LIFE SAFETY														
4146-01	Life & Safety Compliance			1,100						1,000				2,100
4146-02	Fire/Alarm Phone or Internet Connection													0
	Total Life Safety	0	0	1,100	0	0	0	0	0	1,000	0	0	0	2,100
VEHICLES														
4148-01	Vehicle Repair & Maintenance													0
4148-02	Fuel		25		25		25		25		25		25	150
4148-03	Insurance													0
4148-04	Tires													0
	Total Vehicles	0	25	0	25	0	25	0	25	0	25	0	25	150

Park Place - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
OFFICE														
4152-01	Office Supplies	50	50	50	50	50	50	50	50	50	50	50	50	600
4152-02	Petty Cash	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4152-03	Computer Peripherals							1,500						1,500
4152-04	Copier Maintenance Agreements	66	66	66	66	66	66	66	66	66	66	66	66	792
4152-05	Toner/Ink	50		50		50		50		50		50		300
4152-06	Postage & Courier	49	49	49	49	49	49	49	49	46	46	46	46	576
4152-07	Professional Printing	36		36		36		36		36		36		216
4152-08	Misc. Office Equipment													0
	Total Office	351	265	351	265	351	265	1,851	265	348	262	348	262	5,184
EMPLOYEE														
4154-01	Recruiting							90		90		90		270
4154-02	Morale/Awards	25	25	25	25	25	25	25	25	25	25	25	25	300
4154-03	Travel	151	151	151	151	151	151	151	151	151	151	151	151	1,812
4154-04	Training				835	705				260				1,800
4154-05	Professional Publications	258												258
4154-06	Dues / Subscriptions													0
4154-07	Memberships	550												550
	Total Employee	984	176	176	1,011	881	176	266	176	526	176	266	176	4,990
INFORMATION TECHNOLOGY														
4157-01	Software/Maintenance Subscriptions	177	177	177	177	177	177	177	177	177	177	177	177	2,122
4157-02	Computer / Printers /Scanners (non cap)	295	45	45	45	545	45	45	45	45	45	45	45	1,290
4157-03	Professional Support	40	40	40	40	40	40	40	40	40	40	40	40	480
4157-04	Cellular Phone	69	69	69	69	69	269	69	69	69	69	69	69	1,028
	Total IT	581	331	331	331	831	531	331	331	331	331	331	331	4,920
ADVERTISING & MARKETING														
4161-01	Rental Magazines													0
4161-02	Newspapers													0
4161-03	Online Advertising	491	319	319	319	319	319	319	319	319	319	319	319	4,000
4161-04	Website Hosting & Maintenance													0
	Total Advertising	491	319	319	319	319	319	319	319	319	319	319	319	4,000
RESIDENT EXPENSES														
4165-01	Screening Fees	172	172	172	172	172	172	172	172	172	172	172	172	2,064
4165-02	Utility Reimbursement													0
4165-03	Relocation Costs													0
4165-04	Resident Activities							50	50	50	50	50	50	300
4165-05	Resident Services Contract													0
4165-06	Resident Services													0
	Total Resident	172	172	172	172	172	172	222	222	222	222	222	222	2,364

Park Place - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
ADMINISTRATION														
4175-01	Management Fees	4,465	4,465	4,465	4,465	4,465	4,465	4,465	4,465	4,465	4,465	4,465	4,465	53,580
4175-02	Asset Management Fees													0
4175-03	Partnership Administration Fees	2,468	2,468	2,468	2,468	2,468	2,468	2,468	2,468	2,468	2,468	2,468	2,468	29,613
4175-04	Compliance Monitoring Fees	2,340												2,340
4175-05	Incentive Management Fees													0
4175-06	Investor Services Fees	298	298	298	298	298	298	298	298	298	298	298	298	3,571
4175-07	Tax Credit Monitoring Fees													0
4175-08	Tenant Services Fees													0
4175-09	Trustee Fees						792							792
4175-10	Bookkeeping Fees													0
4175-11	Legal Fees							300	300	300	300	300	300	1,800
4175-12	Bank Fees													0
4175-13	Audit Expenses													0
4175-14	Bad Debt													0
4175-15	Public Relations													0
4175-16	Miscellaneous													0
Total Administration		9,570	7,230	7,230	7,230	7,230	8,022	7,530	7,530	7,530	7,530	7,530	7,530	91,696
OTHER FIXED EXPENSES														
4181-03	Property & Liability Insurance	1,554	1,554	1,554	1,554	1,554	1,554	1,554	1,554	1,555	1,555	1,555	1,555	18,652
4181-04	Fidelity Bond Insurance													0
4181-05	Real Estate Taxes													0
4181-06	Payment In Lieu of Taxes													0
4181-07	Fire District Fees													0
4181-08	Other Taxes & Licenses													0
Total Other		1,554	1,554	1,554	1,554	1,554	1,554	1,554	1,554	1,555	1,555	1,555	1,555	18,652
TOTAL OPERATING EXPENSES		47,502	38,996	40,985	41,784	41,590	41,941	43,325	42,299	42,083	41,797	41,323	40,344	503,966
NET OPERATING INCOME		30,400	38,906	36,917	36,118	36,312	35,961	34,577	35,603	35,819	36,105	36,579	37,558	430,858

Park Place - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

DEBT SERVICE														
4185-01	Principal						124,930							124,930
4185-02	Interest on Bonds Payable						121,068						117,632	238,700
4185-03	Interest on Notes Payable													0
4185-04	Mortgage Insurance Premium													0
4185-05	Miscellaneous Financing Expenses													0
TOTAL DEBT SERVICE		0	0	0	0	0	245,998	0	0	0	0	0	117,632	363,630

OPERATIONAL CASH FLOW	30,400	38,906	36,917	36,118	36,312	(210,036)	34,577	35,603	35,819	36,105	36,579	(80,074)	67,229
------------------------------	--------	--------	--------	--------	--------	-----------	--------	--------	--------	--------	--------	----------	--------

CAPITAL EXPENDITURES FROM OPERATIONS														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM OPERATIONS		0	0	0	0	0	0	0	0	0	0	0	0	0

NET CASH FLOW	30,400	38,906	36,917	36,118	36,312	(210,036)	34,577	35,603	35,819	36,105	36,579	(80,074)	67,229
----------------------	--------	--------	--------	--------	--------	-----------	--------	--------	--------	--------	--------	----------	--------

YTD TOTAL NET CASH FLOW	30,400	69,307	106,224	142,342	178,655	(31,382)	3,196	38,799	74,618	110,723	147,302	67,229
--------------------------------	--------	--------	---------	---------	---------	----------	-------	--------	--------	---------	---------	--------

RESERVE FUNDING OF OPERATIONS	2,991	2,991	2,991	2,991	2,991	2,991	2,991	2,991	2,991	2,991	2,991	2,991	35,892
--------------------------------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	--------

CASH FLOW AFTER RESERVE FUNDING	27,409	66,316	103,233	139,351	175,664	(34,373)	205	35,808	71,627	107,732	144,311	64,238	31,337
--	--------	--------	---------	---------	---------	----------	-----	--------	--------	---------	---------	--------	--------

CAPITAL EXPENDITURES FROM RESERVES														
	Land Improvements													0
	Building Improvements	11,000		11,000		11,000		11,000		11,000		11,000		66,000
	Tenant Improvements													0
	Other Improvements	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	54,000
	Appliances	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM RESERVES		17,500	6,500	17,500	6,500	17,500	6,500	17,500	6,500	17,500	6,500	17,500	6,500	144,000

Kingston Ridge - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

INCOME

GROSS POTENTIAL INCOME														
3110-05	+ Tenant Rent	32,548	32,548	32,548	32,548	32,548	32,548	32,548	32,548	32,548	32,548	32,548	32,548	390,576
3110-10	+ Rental Subsidies	603	603	603	603	603	603	603	603	603	603	603	603	7,236
3110-11	+ Section 8 Income	3,772	3,772	3,772	3,772	3,772	3,772	3,772	3,772	3,772	3,772	3,772	3,772	45,264
3115-01	- Vacancy Loss	800	800	800	800	800	800	800	800	800	800	800	800	9,600
3115-02	- Rental Concessions	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
3115-03	- Collection Loss	1,463	1,463	1,463	1,463	1,463	1,463	1,463	1,463	1,463	1,463	1,463	1,463	17,556
	Total Rental Income	33,660	33,660	33,660	33,660	33,660	33,660	33,660	33,660	33,660	33,660	33,660	33,660	403,920

OTHER INCOME														
3422-01	Laundry / Vending													0
3422-02	Tenant Charges													0
3422-03	Miscellaneous / Other													0
	Total Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0

TOTAL INCOME	33,660	33,660	33,660	33,660	33,660	33,660	33,660	33,660	33,660	33,660	33,660	33,660	33,660	403,920
--------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

EXPENSES

SALARIES / WAGES - Administrative														
4110-01	Site Manager	1,919	1,919	1,919	1,919	1,919	1,919	1,919	1,919	1,919	1,919	1,919	1,919	23,026
4110-02	Administrative Free Unit													0
4110-03	Office Staff	109	109	109	109	109	109	109	109	109	109	109	109	1,308
4110-06	Compensated Absences													0
4110-07	Severance Pay													0
	Total Salaries / Wages	2,028	2,028	2,028	2,028	2,028	2,028	2,028	2,028	2,028	2,028	2,028	2,028	24,334

BENEFITS - Administrative														
4113-01	Retirement - PERS	258	258	258	258	258	258	258	258	258	258	258	258	3,090
4113-02	Voya Matching Contribution	3	3	3	3	3	3	3	3	3	3	3	3	41
4113-03	Health Savings Accounts	6	6	6	6	6	6	6	6	6	6	6	6	67
4113-04	Medical Insurance	14	14	14	14	14	14	14	14	14	14	14	14	165
4113-05	Dental Insurance	82	82	82	82	82	82	82	82	82	82	82	82	988
4113-06	State Unemployment	22	22	22	22	22	22	22	22	22	22	22	22	265
4113-07	Workers' Compensation (L&I)	119	119	119	119	119	119	119	119	119	119	119	119	1,430
4113-08	Life Insurance - Group / Life, AD&D, LTD	10	10	10	10	10	10	10	10	10	10	10	10	125
4113-09	Social Security / Medicare	29	29	29	29	29	29	29	29	29	29	29	29	353
4113-10	Vision Insurance	9	9	9	9	9	9	9	9	9	9	9	9	110
	Total Benefits	553	553	553	553	553	553	553	553	553	553	553	553	6,633

Kingston Ridge - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
SALARIES / WAGES - Maintenance														
4115-01	Maintenance Manager	143	143	143	143	143	143	143	143	143	143	143	143	1,716
4115-02	Maintenance Technician	1,169	1,169	1,169	1,169	1,169	1,169	1,169	1,169	1,169	1,169	1,169	1,169	14,032
4115-03	Maintenance Free Unit													0
4115-06	Compensated Absences													0
4115-07	Severance Pay													0
Total Salaries / Wages		1,312	1,312	1,312	1,312	1,312	1,312	1,312	1,312	1,312	1,312	1,312	1,312	15,748
BENEFITS - Maintenance														
4125-01	Retirement - PERS	19	19	19	19	19	19	19	19	19	19	19	19	228
4125-02	Voya Matching Contribution	5	5	5	5	5	5	5	5	5	5	5	5	56
4125-03	Health Savings Accounts	0	0	0	0	0	0	0	0	0	0	0	0	0
4125-04	Medical Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
4125-05	Dental Insurance	2	2	2	2	2	2	2	2	2	2	2	2	19
4125-06	State Unemployment	14	14	14	14	14	14	14	14	14	14	14	14	170
4125-07	Workers' Compensation (L&I)	90	90	90	90	90	90	90	90	90	90	90	90	1,077
4125-08	Life Insurance - Group / Life, AD&D, LTD	1	1	1	1	1	1	1	1	1	1	1	1	8
4125-09	Social Security / Medicare	92	92	92	92	92	92	92	92	92	92	92	92	1,099
4125-10	Vision Insurance	0	0	0	0	0	0	0	0	0	0	0	0	3
Total Benefits		222	222	222	222	222	222	222	222	222	222	222	222	2,660
UTILITIES														
4128-01	Electricity - Common Area	351	351	351	351	351	351	351	351	351	351	351	351	4,212
4128-02	Natural Gas													0
4128-03	Water	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	13,428
4128-04	Sewer	2,847	2,847	2,847	2,847	2,847	2,847	2,847	2,847	2,847	2,847	2,847	2,847	34,164
4128-05	Trash Removal	858	858	858	858	858	858	858	858	858	858	858	858	10,296
4128-06	Telephone	390	390	390	390	390	390	390	390	390	390	390	390	4,680
4128-07	Internet	50	50	50	50	50	50	50	50	50	50	50	50	600
Total Utilities		5,615	5,615	5,615	5,615	5,615	5,615	5,615	5,615	5,615	5,615	5,615	5,615	67,380
TURNOVER COSTS														
4132-01	Utilities - Vacant Units	115		115		115		115		115		115		690
4132-02	Apartment Cleaning	225		225		225		225		225		225		1,350
4132-03	Carpet Cleaning	225		225		225		225		225		225		1,350
4132-04	Painting	250		250		250		250		250		250		1,500
4132-05	General Repairs / Maintenance	825		825		825		825		825		825		4,950
4132-06	Appliance Repair	150		150		150		150		150		150		900
Total Turnover Costs		1,790	0	1,790	0	1,790	0	1,790	0	1,790	0	1,790	0	10,740

Kingston Ridge - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
MAINTENANCE & REPAIR														
4138-01	Plumbing	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4138-02	Common Area Maintenance													0
4138-03	Appliance Repair -- Current Tenants	200	200	200	200	200	200	200	200	200	200	200	200	2,400
4138-04	Electrical Repair & Maintenance	200	200	200	200	200	200	200	200	200	200	200	200	2,400
4138-05	Painting / Decorating													0
4138-06	Painting - Exterior										500	500	500	1,500
4138-07	Lighting - Repairs	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-08	Lighting - Bulbs	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-09	Landscaping			911	911	911	911	911	911	911	911	911		8,197
4138-10	Signage	1,000												1,000
4138-11	Elevator													0
4138-12	Keys & Locks	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-13	Pest Control		600		600		600		600		600		600	3,600
4138-14	HVAC	500									500		500	1,500
4138-15	Interior Repairs - Current Tenants	500	500	500	500	500	500	500	500	500	500	500	500	6,000
4138-16	Window Washing													0
4138-17	Fences / Gates	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-18	Parking Lot													0
4138-19	Roof Maintenance													0
4138-20	Building Maintenance - Exterior	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
4138-21	Equipment Rental													0
4138-22	Tools	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Total Maintenance & Repair		4,500	3,600	3,911	4,511	3,911	4,511	3,911	4,511	3,911	5,511	4,411	4,600	51,797
JANITORIAL / CLEANING														
4141-01	Janitorial Contract Cleaning													0
4141-02	Cleaning Supplies (non-turnover)	50	50	50	50	50	50	50	50	50	50	50	50	600
Total Janitorial		50	50	50	50	50	50	50	50	50	50	50	50	600
SECURITY														
4143-01	Security Monitoring													0
4143-02	Security System Inspection/Repair													0
4143-03	Other Security Program Mgmt.	3,000												3,000
Total Security		3,000	0	0	0	0	0	0	0	0	0	0	0	3,000
LIFE SAFETY														
4146-01	Life & Safety Compliance			1,214			114			114			114	1,556
4146-02	Fire/Alarm Phone or Internet Connection													0
Total Life Safety		0	0	1,214	0	0	114	0	0	114	0	0	114	1,556
VEHICLES														
4148-01	Vehicle Repair & Maintenance													0
4148-02	Fuel													0
4148-03	Insurance													0
4148-04	Tires													0
Total Vehicles		0	0	0	0	0	0	0	0	0	0	0	0	0

Kingston Ridge - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
	OFFICE	35	35	35	35	35	35	35	35	35	35	35	35	
4152-01	Office Supplies	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4152-02	Petty Cash													0
4152-03	Computer Peripherals	44	44	44	44	44	44	44	44	44	44	44	44	528
4152-04	Copier Maintenance Agreements	50		50		50		50		50		50		300
4152-05	Toner/Ink	49	49	49	49	49	49	49	49	46	46	46	46	576
4152-06	Postage & Courier	36		36		36		36		36		36		216
4152-07	Professional Printing													0
4152-08	Misc. Office Equipment													0
	Total Office	279	193	279	193	279	193	279	193	276	190	276	190	2,820
	EMPLOYEE													
4154-01	Recruiting													0
4154-02	Morale/Awards	25	25	25	25	25	25	25	25	25	25	25	25	300
4154-03	Travel	227	227	227	227	227	227	227	227	227	227	227	227	2,724
4154-04	Training				1,871					300				2,171
4154-05	Professional Publications	129												129
4154-06	Dues / Subscriptions													0
4154-07	Memberships													0
	Total Employee	381	252	252	2,123	252	252	252	252	552	252	252	252	5,324
	INFORMATION TECHNOLOGY													
4157-01	Software/Maintenance Subscriptions	153	153	153	153	153	153	153	153	153	153	153	153	1,840
4157-02	Computer / Printers /Scanners (non cap)	295	45	45	45	545	45	45	45	45	45	45	45	1,290
4157-03	Professional Support	30	30	30	30	30	30	30	30	30	30	30	30	360
4157-04	Cellular Phone	68	68	268	68	68	68	68	68	68	68	68	68	1,016
	Total IT	546	296	496	296	796	296	296	296	296	296	296	296	4,506
	ADVERTISING & MARKETING													
4161-01	Rental Magazines													0
4161-02	Newspapers													0
4161-03	Online Advertising	405	319	319	319	319	319	319	319	319	319	319	319	3,914
4161-04	Website Hosting & Maintenance													0
	Total Advertising	405	319	319	319	319	319	319	319	319	319	319	319	3,914
	RESIDENT EXPENSES													
4165-01	Screening Fees	43	43	43	43	43	43	43	43	43	43	43	43	516
4165-02	Utility Reimbursement													0
4165-03	Relocation Costs													0
4165-04	Resident Activities							50	50	50	50	50	50	300
4165-05	Resident Services Contract													0
4165-06	Resident Services													0
	Total Resident	43	43	43	43	43	43	93	93	93	93	93	93	816

Kingston Ridge - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
ADMINISTRATION														
4175-01	Management Fees	1,930	1,930	1,930	1,930	1,930	1,930	1,930	1,930	1,930	1,930	1,930	1,930	23,160
4175-02	Asset Management Fees													0
4175-03	Partnership Administration Fees	1,234	1,234	1,234	1,234	1,234	1,234	1,234	1,234	1,234	1,234	1,234	1,234	14,810
4175-04	Compliance Monitoring Fees	990												990
4175-05	Incentive Management Fees													0
4175-06	Investor Services Fees	145	145	145	145	145	145	145	145	145	145	145	145	1,744
4175-07	Tax Credit Monitoring Fees													0
4175-08	Tenant Services Fees													0
4175-09	Trustee Fees						440							440
4175-10	Bookkeeping Fees													0
4175-11	Legal Fees							300	300	300	300	300	300	1,800
4175-12	Bank Fees													0
4175-13	Audit Expenses													0
4175-14	Bad Debt													0
4175-15	Public Relations													0
4175-16	Miscellaneous													0
Total Administration		4,300	3,310	3,310	3,310	3,310	3,750	3,610	3,610	3,610	3,610	3,610	3,610	42,944
OTHER FIXED EXPENSES														
4181-03	Property & Liability Insurance	777	777	777	777	777	777	777	777	777	777	778	778	9,326
4181-04	Fidelity Bond Insurance													0
4181-05	Real Estate Taxes													0
4181-06	Payment In Lieu of Taxes													0
4181-07	Fire District Fees													0
4181-08	Other Taxes & Licenses													0
Total Other		777	777	777	777	777	777	777	777	777	777	778	778	9,326
TOTAL OPERATING EXPENSES		25,800	18,569	22,170	21,351	21,256	20,034	21,106	19,830	21,517	20,827	21,604	20,032	254,099
NET OPERATING INCOME		7,860	15,091	11,490	12,309	12,404	13,626	12,554	13,830	12,143	12,833	12,056	13,628	149,821

Kingston Ridge - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

DEBT SERVICE														
4185-01	Principal						69,379							69,379
4185-02	Interest on Bonds Payable						67,235						65,326	132,561
4185-03	Interest on Notes Payable													0
4185-04	Mortgage Insurance Premium													0
4185-05	Miscellaneous Financing Expenses													0
TOTAL DEBT SERVICE		0	0	0	0	0	136,614	0	0	0	0	0	65,326	201,940

OPERATIONAL CASH FLOW	7,860	15,091	11,490	12,309	12,404	(122,988)	12,554	13,830	12,143	12,833	12,056	(51,698)	(52,119)
------------------------------	-------	--------	--------	--------	--------	-----------	--------	--------	--------	--------	--------	----------	----------

CAPITAL EXPENDITURES FROM OPERATIONS														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM OPERATIONS		0	0	0	0	0	0	0	0	0	0	0	0	0

NET CASH FLOW	7,860	15,091	11,490	12,309	12,404	(122,988)	12,554	13,830	12,143	12,833	12,056	(51,698)	(52,119)
----------------------	-------	--------	--------	--------	--------	-----------	--------	--------	--------	--------	--------	----------	----------

YTD TOTAL NET CASH FLOW	7,860	22,950	34,440	46,749	59,152	(63,835)	(51,282)	(37,452)	(25,309)	(12,476)	(421)	(52,119)
--------------------------------	-------	--------	--------	--------	--------	----------	----------	----------	----------	----------	-------	----------

RESERVE FUNDING OF OPERATIONS	1,461	1,461	1,461	1,461	1,461	1,461	1,461	1,461	1,461	1,461	1,461	1,461	17,532
--------------------------------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	--------

CASH FLOW AFTER RESERVE FUNDING	6,399	21,489	32,979	45,288	57,691	(65,296)	(52,743)	(38,913)	(26,770)	(13,937)	(1,882)	(53,580)	(69,651)
--	-------	--------	--------	--------	--------	----------	----------	----------	----------	----------	---------	----------	----------

CAPITAL EXPENDITURES FROM RESERVES														
	Land Improvements													0
	Building Improvements	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
	Tenant Improvements													0
	Other Improvements	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
	Appliances	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM RESERVES		7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	84,000

Heritage Apartments - Component Unit

2019 BUDGET DETAIL

Fiscal Year - Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

INCOME

GROSS POTENTIAL INCOME														
3110-05	+ Tenant Rent	14,965	14,965	14,965	14,965	14,965	14,965	14,965	14,965	14,965	14,965	14,965	14,965	179,580
3110-10	+ Rental Subsidies													0
3110-11	+ Section 8 Income	31,320	31,320	31,320	31,320	31,320	31,320	31,320	31,320	31,320	31,320	31,320	31,320	375,840
3115-01	- Vacancy Loss													0
3115-02	- Rental Concessions													0
3115-03	- Collection Loss													0
	Total Rental Income	46,285	46,285	46,285	46,285	46,285	46,285	46,285	46,285	46,285	46,285	46,285	46,285	555,420

OTHER INCOME														
3422-01	Laundry / Vending													0
3422-02	Tenant Charges													0
3422-03	Miscellaneous / Other													0
	Total Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0

TOTAL INCOME	46,285	46,285	46,285	46,285	46,285	46,285	46,285	46,285	46,285	46,285	46,285	46,285	46,285	555,420
--------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

EXPENSES

SALARIES / WAGES - Administrative														
4110-01	Site Manager	3,467	3,467	3,467	3,467	3,467	3,467	3,467	3,467	3,467	3,467	3,467	3,467	41,604
4110-02	Administrative Free Unit													0
4110-03	Office Staff	109	109	109	109	109	109	109	109	109	109	109	109	1,308
4110-06	Compensated Absences													0
4110-07	Severance Pay													0
	Total Salaries / Wages	3,576	3,576	3,576	3,576	3,576	3,576	3,576	3,576	3,576	3,576	3,576	3,576	42,912

BENEFITS - Administrative														
4113-01	Retirement - PERS	440	440	440	440	440	440	440	440	440	440	440	440	5,277
4113-02	Voya Matching Contribution	3	3	3	3	3	3	3	3	3	3	3	3	41
4113-03	Health Savings Accounts	6	6	6	6	6	6	6	6	6	6	6	6	67
4113-04	Medical Insurance	426	426	426	426	426	426	426	426	426	426	426	426	5,109
4113-05	Dental Insurance	168	168	168	168	168	168	168	168	168	168	168	168	2,019
4113-06	State Unemployment	38	38	38	38	38	38	38	38	38	38	38	38	453
4113-07	Workers' Compensation (L&I)	174	174	174	174	174	174	174	174	174	174	174	174	2,086
4113-08	Life Insurance - Group / Life, AD&D, LTD	17	17	17	17	17	17	17	17	17	17	17	17	199
4113-09	Social Security / Medicare	50	50	50	50	50	50	50	50	50	50	50	50	602
4113-10	Vision Insurance	19	19	19	19	19	19	19	19	19	19	19	19	233
	Total Benefits	1,340	1,340	1,340	1,340	1,340	1,340	1,340	1,340	1,340	1,340	1,340	1,340	16,085

Heritage Apartments - Component Unit

2019 BUDGET DETAIL

Fiscal Year - Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
SALARIES / WAGES - Maintenance														
4115-01	Maintenance Manager	143	143	143	143	143	143	143	143	143	143	143	143	1,716
4115-02	Maintenance Technician	3,022	3,022	3,022	3,022	3,022	3,022	3,022	3,022	3,022	3,022	3,022	3,022	36,264
4115-03	Maintenance Free Unit													0
4115-06	Compensated Absences													0
4115-07	Severance Pay													0
	Total Salaries / Wages	3,165	3,165	3,165	3,165	3,165	3,165	3,165	3,165	3,165	3,165	3,165	3,165	37,980
BENEFITS - Maintenance														
4125-01	Retirement - PERS	364	364	364	364	364	364	364	364	364	364	364	364	4,374
4125-02	Voya Matching Contribution	5	5	5	5	5	5	5	5	5	5	5	5	56
4125-03	Health Savings Accounts	0	0	0	0	0	0	0	0	0	0	0	0	0
4125-04	Medical Insurance	579	579	579	579	579	579	579	579	579	579	579	579	6,944
4125-05	Dental Insurance	94	94	94	94	94	94	94	94	94	94	94	94	1,134
4125-06	State Unemployment	31	31	31	31	31	31	31	31	31	31	31	31	373
4125-07	Workers' Compensation (L&I)	174	174	174	174	174	174	174	174	174	174	174	174	2,086
4125-08	Life Insurance - Group / Life, AD&D, LTD	21	21	21	21	21	21	21	21	21	21	21	21	251
4125-09	Social Security / Medicare	42	42	42	42	42	42	42	42	42	42	42	42	499
4125-10	Vision Insurance	15	15	15	15	15	15	15	15	15	15	15	15	177
	Total Benefits	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	15,895
UTILITIES														
4128-01	Electricity - Common Area	375	375	375	375	375	375	375	375	375	375	375	375	4,500
4128-02	Natural Gas	0	0	0	0	0	0	0	0	0	0	0	0	0
4128-03	Water	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	23,004
4128-04	Sewer	3,334	3,334	3,334	3,334	3,334	3,334	3,334	3,334	3,334	3,334	3,334	3,334	40,008
4128-05	Trash Removal	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	14,004
4128-06	Telephone	70	70	70	70	70	70	70	70	70	70	70	70	840
4128-07	Internet	70	70	70	70	70	70	70	70	70	70	70	70	840
	Total Utilities	6,933	6,933	6,933	6,933	6,933	6,933	6,933	6,933	6,933	6,933	6,933	6,933	83,196
TURNOVER COSTS														
4132-01	Utilities - Vacant Units	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4132-02	Apartment Cleaning	120	120	120	120	120	120	120	120	120	120	120	120	1,440
4132-03	Carpet Cleaning	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4132-04	Painting	130	130	130	130	130	130	130	130	130	130	130	130	1,560
4132-05	General Repairs / Maintenance	200	200	200	200	200	200	200	200	200	200	200	200	2,400
4132-06	Appliance Repair	100	100	100	100	100	100	100	100	100	100	100	100	1,200
	Total Turnover Costs	750	750	750	750	750	750	750	750	750	750	750	750	9,000

Heritage Apartments - Component Unit

2019 BUDGET DETAIL

Fiscal Year - Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
MAINTENANCE & REPAIR														
4138-01	Plumbing	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-02	Common Area Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-03	Appliance Repair -- Current Tenants	175	175	175	175	175	175	175	175	175	175	175	175	2,100
4138-04	Electrical Repair & Maintenance	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4138-05	Painting / Decorating	0	150	0	0	0	500	0	0	0	0	0	0	650
4138-06	Painting - Exterior	0	0	0	0	0	0	0	0	0	0	0	0	0
4138-07	Lighting - Repairs	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4138-08	Lighting - Bulbs	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-09	Landscaping	0	0	710	710	710	710	710	710	710	710	710	0	6,392
4138-10	Signage	0	0	0	0	0	0	0	0	0	0	0	0	0
4138-11	Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0
4138-12	Keys & Locks	60	60	60	60	60	60	60	60	60	60	60	60	720
4138-13	Pest Control	250	250	250	250	250	250	250	250	250	250	250	250	3,000
4138-14	HVAC	0	0	0	0	0	0	0	0	0	0	0	0	0
4138-15	Interior Repairs - Current Tenants	550	550	550	550	550	550	550	550	550	550	550	550	6,600
4138-16	Window Washing	0	0	0	0	0	0	0	0	0	0	0	0	0
4138-17	Fences / Gates	0	0	0	0	0	0	0	0	0	0	0	0	0
4138-18	Parking Lot	0	0	0	100	100	100	100	100	100	100	100	100	900
4138-19	Roof Maintenance	500	500	500	500	500	500	500	500	500	500	500	500	6,000
4138-20	Building Maintenance - Exterior	200	200	200	200	200	200	200	200	200	200	200	200	2,400
4138-21	Equipment Rental	80	80	80	80	80	80	80	80	80	80	80	80	960
4138-22	Tools	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Total Maintenance & Repair		2,515	2,665	3,225	3,325	3,325	3,825	3,325	3,325	3,325	3,325	3,325	2,615	38,122
JANITORIAL / CLEANING														
4141-01	Janitorial Contract Cleaning													0
4141-02	Cleaning Supplies (non-turnover)													0
Total Janitorial		0	0	0	0	0	0	0	0	0	0	0	0	0
SECURITY														
4143-01	Security Monitoring													0
4143-02	Security System Inspection/Repair	40	40	40	40	40	40	40	40	40	40	40	40	480
4143-03	Other Security Program Mgmt.													0
Total Security		40	40	40	40	40	40	40	40	40	40	40	40	480
LIFE SAFETY														
4146-01	Life & Safety Compliance	40	40	40	40	40	40	40	40	40	40	40	40	480
4146-02	Fire/Alarm Phone or Internet Connection													0
Total Life Safety		40	40	40	40	40	40	40	40	40	40	40	40	480
VEHICLES														
4148-01	Vehicle Repair & Maintenance													0
4148-02	Fuel	25		25		25		25		25		25		150
4148-03	Insurance													0
4148-04	Tires													0
Total Vehicles		25	0	25	0	25	0	25	0	25	0	25	0	150

Heritage Apartments - Component Unit

2019 BUDGET DETAIL

Fiscal Year - Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
OFFICE														
4152-01	Office Supplies	50	50	50	50	50	50	50	50	50	50	50	50	600
4152-02	Petty Cash	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4152-03	Computer Peripherals	20	20	20	20	20	20	20	20	20	20	20	20	240
4152-04	Copier Maintenance Agreements	0	0	111	0	0	111	0	0	111	0	0	111	444
4152-05	Toner/Ink	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4152-06	Postage & Courier	45	45	45	45	45	45	45	45	45	45	45	45	540
4152-07	Professional Printing	0	0	0	0	0	0	0	0	0	0	0	0	0
4152-08	Misc. Office Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Office	365	365	476	365	365	476	365	365	476	365	365	476	4,824
EMPLOYEE														
4154-01	Recruiting	25	25	25	25	25	25	25	25	25	25	25	25	300
4154-02	Morale/Awards	20	20	20	20	20	20	20	20	20	20	20	20	240
4154-03	Travel	75	75	75	75	75	75	75	75	75	75	75	75	900
4154-04	Training	125	125	125	125	125	125	125	125	125	125	125	125	1,500
4154-05	Professional Publications	0	0	0	0	0	0	0	0	0	0	0	0	0
4154-06	Dues / Subscriptions	0	0	0	0	0	0	0	0	0	0	0	0	0
4154-07	Memberships	231	0	0	0	0	0	0	0	0	0	0	0	231
	Total Employee	476	245	245	245	245	245	245	245	245	245	245	245	3,171
INFORMATION TECHNOLOGY														
4157-01	Software/Maintenance Subscriptions	178	178	178	178	178	178	178	178	178	178	178	178	2,134
4157-02	Computer / Printers /Scanners (non cap)	80	80	80	80	580	80	80	80	80	80	80	80	1,460
4157-03	Professional Support	75	75	75	75	75	75	75	75	75	75	75	75	900
4157-04	Cellular Phone	62	62	262	62	62	62	62	62	62	62	62	62	944
	Total IT	395	395	595	395	895	395	395	395	395	395	395	395	5,438
ADVERTISING & MARKETING														
4161-01	Rental Magazines	0	0	0	0	0	0	0	0	0	0	0	0	0
4161-02	Newspapers	150	0	0	0	0	150	0	0	0	0	150	0	450
4161-03	Online Advertising	300	0	0	0	0	0	0	0	0	0	0	0	300
4161-04	Website Hosting & Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Advertising	450	0	0	0	0	150	0	0	0	0	150	0	750
RESIDENT EXPENSES														
4165-01	Screening Fees	86	86	86	86	86	86	86	86	86	86	86	86	1,032
4165-02	Utility Reimbursement	396	396	396	396	396	396	396	396	396	396	396	396	4,752
4165-03	Relocation Costs	0	0	0	0	0	0	0	0	0	0	0	0	0
4165-04	Resident Activities	50	50	50	50	50	50	50	50	50	50	50	50	600
4165-05	Resident Services Contract	0	0	0	0	0	0	0	0	0	0	0	0	0
4165-06	Resident Services	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Resident	532	532	532	532	532	532	532	532	532	532	532	532	6,384

Heritage Apartments - Component Unit

2019 BUDGET DETAIL

Fiscal Year - Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
ADMINISTRATION														
4175-01	Management Fees	2,392	2,392	2,392	2,392	2,392	2,392	2,392	2,392	2,392	2,392	2,392	2,392	28,701
4175-02	Asset Management Fees													0
4175-03	Partnership Administration Fees	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
4175-04	Compliance Monitoring Fees	1,960												1,960
4175-05	Incentive Management Fees													0
4175-06	Investor Services Fees													0
4175-07	Tax Credit Monitoring Fees	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
4175-08	Tenant Services Fees													0
4175-09	Trustee Fees											2,434		2,434
4175-10	Bookkeeping Fees													0
4175-11	Legal Fees													0
4175-12	Bank Fees													0
4175-13	Audit Expenses													0
4175-14	Bad Debt													0
4175-15	Public Relations													0
4175-16	Miscellaneous													0
Total Administration		7,852	5,892	5,892	5,892	5,892	5,892	5,892	5,892	5,892	5,892	8,326	5,892	75,095
OTHER FIXED EXPENSES														
4181-03	Property & Liability Insurance	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,016	12,181
4181-04	Fidelity Bond Insurance													0
4181-05	Real Estate Taxes													0
4181-06	Payment In Lieu of Taxes													0
4181-07	Fire District Fees													0
4181-08	Other Taxes & Licenses													0
Total Other		1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,016	12,181
TOTAL OPERATING EXPENSES		30,794	28,278	29,174	28,938	29,463	29,699	28,963	28,938	29,074	28,938	31,547	28,340	352,142
NET OPERATING INCOME		15,491	18,007	17,111	17,347	16,822	16,586	17,322	17,347	17,211	17,347	14,738	17,945	203,278

Heritage Apartments - Component Unit

2019 BUDGET DETAIL

Fiscal Year - Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

DEBT SERVICE														
4185-01	Principal										75,000			75,000
4185-02	Interest on Bonds Payable				46,045						46,045			92,090
4185-03	Interest on Notes Payable													0
4185-04	Mortgage Insurance Premium													0
4185-05	Miscellaneous Financing Expenses													0
TOTAL DEBT SERVICE		0	0	0	46,045	0	0	0	0	0	121,045	0	0	167,090

OPERATIONAL CASH FLOW	15,491	18,007	17,111	(28,698)	16,822	16,586	17,322	17,347	17,211	(103,698)	14,738	17,945	36,188
------------------------------	--------	--------	--------	----------	--------	--------	--------	--------	--------	-----------	--------	--------	--------

CAPITAL EXPENDITURES FROM OPERATIONS														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM OPERATIONS		0	0	0	0	0	0	0	0	0	0	0	0	0

NET CASH FLOW	15,491	18,007	17,111	(28,698)	16,822	16,586	17,322	17,347	17,211	(103,698)	14,738	17,945	36,188
----------------------	--------	--------	--------	----------	--------	--------	--------	--------	--------	-----------	--------	--------	--------

YTD TOTAL NET CASH FLOW	15,491	33,499	50,610	21,912	38,735	55,321	72,643	89,991	107,202	3,504	18,242	36,188
--------------------------------	--------	--------	--------	--------	--------	--------	--------	--------	---------	-------	--------	--------

RESERVE FUNDING OF OPERATIONS	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	17,976
--------------------------------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	--------

CASH FLOW AFTER RESERVE FUNDING	13,993	32,001	49,112	20,414	37,237	53,823	71,145	88,493	105,704	2,006	16,744	34,690	18,212
--	--------	--------	--------	--------	--------	--------	--------	--------	---------	-------	--------	--------	--------

CAPITAL EXPENDITURES FROM RESERVES														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances	500	500	500	500	500	500	500	500	500	500	500	500	6,000
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM RESERVES		500	500	500	500	500	500	500	500	500	500	500	500	6,000

Viewmont Apartments - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

INCOME

GROSS POTENTIAL INCOME														
3110-05	+ Tenant Rent	15,177	15,177	15,177	15,177	15,177	15,177	15,177	15,177	15,177	15,177	15,177	15,177	182,124
3110-10	+ Rental Subsidies													0
3110-11	+ Section 8 Income	44,639	44,639	44,639	44,639	44,639	44,639	44,639	44,639	44,639	44,639	44,639	44,639	535,668
3115-01	- Vacancy Loss	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	21,600
3115-02	- Rental Concessions													0
3115-03	- Collection Loss													0
	Total Rental Income	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	696,192

OTHER INCOME														
3422-01	Laundry / Vending	300	300	300	300	300	300	300	300	300	300	300	300	3,600
3422-02	Tenant Charges	534	534	534	534	534	534	534	534	534	534	534	534	6,408
3422-03	Miscellaneous / Other													0
	Total Other Income	834	834	834	834	834	834	834	834	834	834	834	834	10,008

TOTAL INCOME	58,850	58,850	58,850	58,850	58,850	58,850	58,850	58,850	58,850	58,850	58,850	58,850	58,850	706,200
--------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

EXPENSES

SALARIES / WAGES - Administrative														
4110-01	Site Manager	3,510	3,510	3,510	3,510	3,510	3,510	3,510	3,510	3,510	3,510	3,510	3,510	42,120
4110-02	Administrative Free Unit													0
4110-03	Office Staff	109	109	109	109	109	109	109	109	109	109	109	109	1,308
4110-06	Compensated Absences													0
4110-07	Severance Pay													0
	Total Salaries / Wages	3,619	3,619	3,619	3,619	3,619	3,619	3,619	3,619	3,619	3,619	3,619	3,619	43,428

BENEFITS - Administrative														
4113-01	Retirement - PERS	460	460	460	460	460	460	460	460	460	460	460	460	5,515
4113-02	Voya Matching Contribution	3	3	3	3	3	3	3	3	3	3	3	3	41
4113-03	Health Savings Accounts	6	6	6	6	6	6	6	6	6	6	6	6	67
4113-04	Medical Insurance	592	592	592	592	592	592	592	592	592	592	592	592	7,109
4113-05	Dental Insurance	48	48	48	48	48	48	48	48	48	48	48	48	576
4113-06	State Unemployment	39	39	39	39	39	39	39	39	39	39	39	39	473
4113-07	Workers' Compensation (L&I)	174	174	174	174	174	174	174	174	174	174	174	174	2,086
4113-08	Life Insurance - Group / Life, AD&D, LTD	17	17	17	17	17	17	17	17	17	17	17	17	204
4113-09	Social Security / Medicare	52	52	52	52	52	52	52	52	52	52	52	52	630
4113-10	Vision Insurance	8	8	8	8	8	8	8	8	8	8	8	8	90
	Total Benefits	1,399	1,399	1,399	1,399	1,399	1,399	1,399	1,399	1,399	1,399	1,399	1,399	16,792

Viewmont Apartments - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

	SALARIES / WAGES - Maintenance													
4115-01	Maintenance Manager	143	143	143	143	143	143	143	143	143	143	143	143	1,716
4115-02	Maintenance Technician	2,331	2,331	2,331	2,331	2,331	2,331	2,331	2,331	2,331	2,331	2,331	2,331	27,973
4115-03	Maintenance Free Unit	800	800	800	800	800	800	800	800	800	800	800	800	9,600
4115-06	Compensated Absences													0
4115-07	Severance Pay													0
	Total Salaries / Wages	3,274	3,274	3,274	3,274	3,274	3,274	3,274	3,274	3,274	3,274	3,274	3,274	39,289

	BENEFITS - Maintenance													
4125-01	Retirement - PERS	315	315	315	315	315	315	315	315	315	315	315	315	3,781
4125-02	Voya Matching Contribution	5	5	5	5	5	5	5	5	5	5	5	5	56
4125-03	Health Savings Accounts	167	167	167	167	167	167	167	167	167	167	167	167	2,000
4125-04	Medical Insurance	412	412	412	412	412	412	412	412	412	412	412	412	4,944
4125-05	Dental Insurance	48	48	48	48	48	48	48	48	48	48	48	48	576
4125-06	State Unemployment	27	27	27	27	27	27	27	27	27	27	27	27	322
4125-07	Workers' Compensation (L&I)	174	174	174	174	174	174	174	174	174	174	174	174	2,086
4125-08	Life Insurance - Group / Life, AD&D, LTD	14	14	14	14	14	14	14	14	14	14	14	14	167
4125-09	Social Security / Medicare	36	36	36	36	36	36	36	36	36	36	36	36	432
4125-10	Vision Insurance	8	8	8	8	8	8	8	8	8	8	8	8	90
	Total Benefits	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205	14,454

	UTILITIES													
4128-01	Electricity - Common Area	450	450	450	450	450	450	450	450	450	450	450	450	5,400
4128-02	Natural Gas	0	0	0	0	0	0	0	0	0	0	0	0	0
4128-03	Water	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	37,200
4128-04	Sewer	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	5,800	4,600	4,600	56,400
4128-05	Trash Removal	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	22,800
4128-06	Telephone	75	75	75	75	75	75	75	75	75	75	75	75	900
4128-07	Internet	75	75	75	75	75	75	75	75	75	75	75	75	900
	Total Utilities	10,200	10,200	10,200	10,200	10,200	10,200	10,200	10,200	10,200	11,400	10,200	10,200	123,600

	TURNOVER COSTS													
4132-01	Utilities - Vacant Units	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4132-02	Apartment Cleaning	120	120	120	120	120	120	120	120	120	120	120	120	1,440
4132-03	Carpet Cleaning	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4132-04	Painting	130	130	130	130	130	130	130	130	130	130	130	130	1,560
4132-05	General Repairs / Maintenance	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400
4132-06	Appliance Repair	100	100	100	100	100	100	100	100	100	100	100	100	1,200
	Total Turnover Costs	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	21,000

Viewmont Apartments - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
MAINTENANCE & REPAIR														
4138-01	Plumbing	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-02	Common Area Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-03	Appliance Repair -- Current Tenants	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4138-04	Electrical Repair & Maintenance	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4138-05	Painting / Decorating	0	0	0	0	0	0	0	0	0	0	0	0	0
4138-06	Painting - Exterior	0	0	0	0	0	0	0	0	0	0	0	0	0
4138-07	Lighting - Repairs	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4138-08	Lighting - Bulbs	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-09	Landscaping	0	0	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	0	9,745
4138-10	Signage	0	0	0	0	0	0	0	0	0	0	0	0	0
4138-11	Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0
4138-12	Keys & Locks	60	60	60	60	60	60	60	60	60	60	60	60	720
4138-13	Pest Control	250	250	250	250	250	250	250	250	250	250	250	250	3,000
4138-14	HVAC	0	0	0	0	0	0	0	0	0	0	0	0	0
4138-15	Interior Repairs - Current Tenants	400	400	400	400	400	400	400	400	400	400	400	400	4,800
4138-16	Window Washing	0	0	0	0	0	0	0	0	0	0	0	0	0
4138-17	Fences / Gates	0	0	0	0	0	0	0	0	0	0	0	0	0
4138-18	Parking Lot	0	0	0	300	300	300	0	0	0	0	0	0	900
4138-19	Roof Maintenance	0	0	0	0	3,000	0	0	0	3,000	3,000	3,000	3,000	15,000
4138-20	Building Maintenance - Exterior	500	500	500	500	500	500	500	500	500	500	500	500	6,000
4138-21	Equipment Rental	80	80	80	80	80	80	80	80	80	80	80	80	960
4138-22	Tools	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Total Maintenance & Repair		2,140	2,140	3,223	3,523	6,523	3,523	3,223	3,223	6,223	6,223	6,223	5,140	51,325
JANITORIAL / CLEANING														
4141-01	Janitorial Contract Cleaning													0
4141-02	Cleaning Supplies (non-turnover)													0
Total Janitorial		0	0	0	0	0	0	0	0	0	0	0	0	0
SECURITY														
4143-01	Security Monitoring													0
4143-02	Security System Inspection/Repair	40	40	40	40	40	40	40	40	40	40	40	40	480
4143-03	Other Security Program Mgmt.													0
Total Security		40	40	40	40	40	40	40	40	40	40	40	40	480
LIFE SAFETY														
4146-01	Life & Safety Compliance			1,100										1,100
4146-02	Fire/Alarm Phone or Internet Connection													0
Total Life Safety		0	0	1,100	0	0	0	0	0	0	0	0	0	1,100
VEHICLES														
4148-01	Vehicle Repair & Maintenance													0
4148-02	Fuel	25		25		25		25		25		25		150
4148-03	Insurance													0
4148-04	Tires													0
Total Vehicles		25	0	25	0	25	0	25	0	25	0	25	0	150

Viewmont Apartments - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
OFFICE														
4152-01	Office Supplies	50	50	50	50	50	50	50	50	50	50	50	50	600
4152-02	Petty Cash	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4152-03	Computer Peripherals	20	20	20	20	20	20	20	20	20	20	20	20	240
4152-04	Copier Maintenance Agreements	63	63	63	63	63	63	63	63	63	63	63	63	756
4152-05	Toner/Ink	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4152-06	Postage & Courier	45	45	45	45	45	45	45	45	45	45	45	45	540
4152-07	Professional Printing	0	0	0	0	0	0	0	0	0	0	0	0	0
4152-08	Misc. Office Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Office		428	428	428	428	428	428	428	428	428	428	428	428	5,136
EMPLOYEE														
4154-01	Recruiting	25	25	25	25	25	25	25	25	25	25	25	25	300
4154-02	Morale/Awards	20	20	20	20	20	20	20	20	20	20	20	20	240
4154-03	Travel	75	75	75	75	75	75	75	75	75	75	75	75	900
4154-04	Training	125	125	125	125	125	125	125	125	125	125	125	125	1,500
4154-05	Professional Publications	0	0	0	0	0	0	0	0	0	0	0	0	0
4154-06	Dues / Subscriptions	0	0	0	0	0	0	0	0	0	0	0	0	0
4154-07	Memberships	231	0	0	0	0	0	0	0	0	0	0	0	231
Total Employee		476	245	245	245	245	245	245	245	245	245	245	245	3,171
INFORMATION TECHNOLOGY														
4157-01	Software/Maintenance Subscriptions	124	124	124	124	124	124	124	124	124	124	124	124	1,487
4157-02	Computer / Printers /Scanners (non cap)	80	80	80	80	580	80	80	80	80	80	80	80	1,460
4157-03	Professional Support	50	50	50	50	50	50	50	50	50	50	50	50	600
4157-04	Cellular Phone	65	65	65	65	65	265	65	65	65	65	65	65	980
Total IT		319	319	319	319	819	519	319	319	319	319	319	319	4,527
ADVERTISING & MARKETING														
4161-01	Rental Magazines	0	0	0	0	0	0	0	0	0	0	0	0	0
4161-02	Newspapers	150	0	0	0	0	150	0	0	0	0	150	0	450
4161-03	Online Advertising	300	0	0	0	0	0	0	0	0	0	0	0	300
4161-04	Website Hosting & Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Advertising		450	0	0	0	0	150	0	0	0	0	150	0	750
RESIDENT EXPENSES														
4165-01	Screening Fees	86	86	86	86	86	86	86	86	86	86	86	86	1,032
4165-02	Utility Reimbursement	386	386	386	386	386	386	386	386	386	386	386	386	4,632
4165-03	Relocation Costs	0	0	0	0	0	0	0	0	0	0	0	0	0
4165-04	Resident Activities	50	50	50	50	50	50	50	50	50	50	50	50	600
4165-05	Resident Services Contract	0	0	0	0	0	0	0	0	0	0	0	0	0
4165-06	Resident Services	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Resident		522	522	522	522	522	522	522	522	522	522	522	522	6,264

Viewmont Apartments - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
ADMINISTRATION														
4175-01	Management Fees	3,230	3,230	3,230	3,230	3,230	3,230	3,230	3,230	3,230	3,230	3,230	3,230	38,760
4175-02	Asset Management Fees													0
4175-03	Partnership Administration Fees	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
4175-04	Compliance Monitoring Fees	2,660												2,660
4175-05	Incentive Management Fees													0
4175-06	Investor Services Fees													0
4175-07	Tax Credit Monitoring Fees	1,247	1,247	1,247	1,247	1,247	1,247	1,247	1,247	1,247	1,247	1,247	1,247	14,965
4175-08	Tenant Services Fees													0
4175-09	Trustee Fees											2,434		2,434
4175-10	Bookkeeping Fees													0
4175-11	Legal Fees	130	130	130	130	130	130	130	130	130	130	130	130	1,560
4175-12	Bank Fees													0
4175-13	Audit Expenses													0
4175-14	Bad Debt													0
4175-15	Public Relations													0
4175-16	Miscellaneous													0
Total Administration		9,767	7,107	7,107	7,107	7,107	7,107	7,107	7,107	7,107	7,107	9,541	7,107	90,379
OTHER FIXED EXPENSES														
4181-03	Property & Liability Insurance	1,392	1,392	1,392	1,392	1,392	1,392	1,392	1,392	1,392	1,392	1,392	1,394	16,706
4181-04	Fidelity Bond Insurance													0
4181-05	Real Estate Taxes													0
4181-06	Payment In Lieu of Taxes													0
4181-07	Fire District Fees													0
4181-08	Other Taxes & Licenses													0
Total Other		1,392	1,392	1,392	1,392	1,392	1,392	1,392	1,392	1,392	1,392	1,392	1,394	16,706
TOTAL OPERATING EXPENSES		37,006	33,640	35,848	35,023	38,548	35,373	34,748	34,723	37,748	38,923	40,332	36,642	438,551
NET OPERATING INCOME		21,844	25,210	23,002	23,827	20,302	23,477	24,102	24,127	21,102	19,927	18,518	22,208	267,649

Viewmont Apartments - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

DEBT SERVICE														
4185-01	Principal										90,000			90,000
4185-02	Interest on Bonds Payable				56,492						56,493			112,985
4185-03	Interest on Notes Payable													0
4185-04	Mortgage Insurance Premium													0
4185-05	Miscellaneous Financing Expenses													0
TAL DEBT SERVICE		0	0	0	56,492	0	0	0	0	0	146,493	0	0	202,985

OPERATIONAL CASH FLOW	21,844	25,210	23,002	(32,665)	20,302	23,477	24,102	24,127	21,102	(126,566)	18,518	22,208	64,664
------------------------------	--------	--------	--------	----------	--------	--------	--------	--------	--------	-----------	--------	--------	--------

CAPITAL EXPENDITURES FROM OPERATIONS														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM OPERATIONS		0	0	0	0	0	0	0	0	0	0	0	0	0

NET CASH FLOW	21,844	25,210	23,002	(32,665)	20,302	23,477	24,102	24,127	21,102	(126,566)	18,518	22,208	64,664
----------------------	--------	--------	--------	----------	--------	--------	--------	--------	--------	-----------	--------	--------	--------

YTD TOTAL NET CASH FLOW	21,844	47,054	70,056	37,392	57,694	81,171	105,274	129,401	150,503	23,938	42,456	64,664
--------------------------------	--------	--------	--------	--------	--------	--------	---------	---------	---------	--------	--------	--------

RESERVE FUNDING OF OPERATIONS	2,060	2,060	2,060	2,060	2,060	2,060	2,060	2,060	2,060	2,060	2,060	2,060	2,060	24,720
--------------------------------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	--------

CASH FLOW AFTER RESERVE FUNDING	19,784	44,994	67,996	35,332	55,634	79,111	103,214	127,341	148,443	21,878	40,396	62,604	39,944
--	--------	--------	--------	--------	--------	--------	---------	---------	---------	--------	--------	--------	--------

CAPITAL EXPENDITURES FROM RESERVES														
	Land Improvements													0
	Building Improvements							6,700	6,700	6,700	6,700	6,700	6,700	40,200
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM RESERVES		0	0	0	0	0	0	6,700	6,700	6,700	6,700	6,700	6,700	40,200

Liberty Bay - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

INCOME

GROSS POTENTIAL INCOME														
3110-05	+ Tenant Rent	3,237	3,237	3,237	3,237	3,237	3,237	3,237	3,237	3,237	3,237	3,237	3,237	38,844
3110-10	+ Rental Subsidies													0
3110-11	+ Section 8 Income	9,537	9,537	9,537	9,537	9,537	9,537	9,537	9,537	9,537	9,537	9,537	9,537	114,444
3115-01	- Vacancy Loss	29	29				29	29	29	29	29	29	29	261
3115-02	- Rental Concessions	50												50
3115-03	- Collection Loss	395												395
	Total Rental Income	12,300	12,745	12,774	12,774	12,774	12,745	12,745	12,745	12,745	12,745	12,745	12,745	152,582

OTHER INCOME														
3422-01	Laundry / Vending	91	91	91	91	91	91	91	91	91	91	91	91	1,092
3422-02	Tenant Charges													0
3422-03	Miscellaneous / Other	125	125	125	125	125	125	125	125	125	125	125	125	1,500
	Total Other Income	216	216	216	216	216	216	216	216	216	216	216	216	2,592

TOTAL INCOME	12,516	12,961	12,990	12,990	12,990	12,961	12,961	12,961	12,961	12,961	12,961	12,961	12,961	155,174
--------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

EXPENSES

SALARIES / WAGES - Administrative														
4110-01	Site Manager	702	702	702	702	702	702	702	702	702	702	702	702	8,424
4110-02	Administrative Free Unit													0
4110-03	Office Staff													0
4110-06	Compensated Absences													0
4110-07	Severance Pay													0
	Total Salaries / Wages	702	702	702	702	702	702	702	702	702	702	702	702	8,424

BENEFITS - Administrative														
4113-01	Retirement - PERS	70	70	70	70	70	70	70	70	70	70	70	70	840
4113-02	Voya Matching Contribution	0	0	0	0	0	0	0	0	0	0	0	0	0
4113-03	Health Savings Accounts	33	33	33	33	33	33	33	33	33	33	33	33	400
4113-04	Medical Insurance	143	143	143	143	143	143	143	143	143	143	143	143	1,718
4113-05	Dental Insurance	22	22	22	22	22	22	22	22	22	22	22	22	258
4113-06	State Unemployment	6	6	6	6	6	6	6	6	6	6	6	6	72
4113-07	Workers' Compensation (L&I)	34	34	34	34	34	34	34	34	34	34	34	34	404
4113-08	Life Insurance - Group / Life, AD&D, LTD	2	2	2	2	2	2	2	2	2	2	2	2	30
4113-09	Social Security / Medicare	8	8	8	8	8	8	8	8	8	8	8	8	96
4113-10	Vision Insurance	4	4	4	4	4	4	4	4	4	4	4	4	46
	Total Benefits	322	322	322	322	322	322	322	322	322	322	322	322	3,865

Liberty Bay - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
SALARIES / WAGES - Maintenance														
4115-01	Maintenance Manager													0
4115-02	Maintenance Technician	559	559	559	559	559	559	559	559	559	559	559	559	6,708
4115-03	Maintenance Free Unit													0
4115-06	Compensated Absences													0
4115-07	Severance Pay													0
	Total Salaries / Wages	559	559	559	559	559	559	559	559	559	559	559	559	6,708
BENEFITS - Maintenance														
4125-01	Retirement - PERS	11	11	11	11	11	11	11	11	11	11	11	11	136
4125-02	Voya Matching Contribution	0	0	0	0	0	0	0	0	0	0	0	0	0
4125-03	Health Savings Accounts	7	7	7	7	7	7	7	7	7	7	7	7	80
4125-04	Medical Insurance	16	16	16	16	16	16	16	16	16	16	16	16	198
4125-05	Dental Insurance	2	2	2	2	2	2	2	2	2	2	2	2	22
4125-06	State Unemployment	1	1	1	1	1	1	1	1	1	1	1	1	12
4125-07	Workers' Compensation (L&I)	7	7	7	7	7	7	7	7	7	7	7	7	81
4125-08	Life Insurance - Group / Life, AD&D, LTD	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	5
4125-09	Social Security / Medicare	1	1	1	1	1	1	1	1	1	1	1	1	16
4125-10	Vision Insurance	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	3
	Total Benefits	46	46	46	46	46	46	46	46	46	46	46	46	553
UTILITIES														
4128-01	Electricity - Common Area	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	13,800
4128-02	Natural Gas													0
4128-03	Water	570	570	570	570	570	570	570	570	570	570	570	570	6,840
4128-04	Sewer	937	937	937	937	937	937	937	937	937	937	937	937	11,244
4128-05	Trash Removal	371	371	371	371	371	371	371	371	371	371	371	371	4,452
4128-06	Telephone	382	382	382	382	382	382	382	382	382	382	382	382	4,584
4128-07	Internet													0
	Total Utilities	3,410	3,410	3,410	3,410	3,410	3,410	3,410	3,410	3,410	3,410	3,410	3,410	40,920
TURNOVER COSTS														
4132-01	Utilities - Vacant Units	22			22			22			22			88
4132-02	Apartment Cleaning									120			120	240
4132-03	Carpet Cleaning							120				120		240
4132-04	Painting							140						140
4132-05	General Repairs / Maintenance									125	125	125	125	500
4132-06	Appliance Repair							500				500		1,000
	Total Turnover Costs	22	0	0	22	0	0	782	0	245	147	745	245	2,208

Liberty Bay - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
MAINTENANCE & REPAIR														
4138-01	Plumbing	20	20	20	20	20	20	20	20	20	20	20	20	240
4138-02	Common Area Maintenance	100		100		100		100		100		100		600
4138-03	Appliance Repair -- Current Tenants			50		50			50		50		50	250
4138-04	Electrical Repair & Maintenance							200						200
4138-05	Painting / Decorating													0
4138-06	Painting - Exterior													0
4138-07	Lighting - Repairs (Equip)							50	50	50	50	50	50	300
4138-08	Lighting - Bulbs							25	25	25	25	25	25	150
4138-09	Landscaping			629	629	629	629	629	629	629	629	629		5,663
4138-10	Signage													0
4138-11	Elevator													0
4138-12	Keys & Locks							200						200
4138-13	Pest Control	135	135	135	135	135	135	135	135	135	135	135	135	1,620
4138-14	HVAC													0
4138-15	Interior Repairs - Current Tenants	40	40	40	40	40	40	40	40	40	40	40	40	480
4138-16	Window Washing													0
4138-17	Fences / Gates													0
4138-18	Parking Lot													0
4138-19	Roof Maintenance													0
4138-20	Building Maintenance - Exterior	40	40	40	40	40	40	40	40	40	40	40	40	480
4138-21	Equipment Rental							25		25		25		75
4138-22	Tools	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Total Maintenance & Repair		435	335	1,114	964	1,114	964	1,564	1,089	1,164	1,089	1,164	460	11,458
JANITORIAL / CLEANING														
4141-01	Janitorial Contract Cleaning	514	514	514	514	514	514	514	514	514	514	514	514	0
4141-02	Cleaning Supplies (non-turnover)													0
Total Janitorial		0	0	0	0	0	0	0	0	0	0	0	0	0
SECURITY														
4143-01	Security Monitoring													0
4143-02	Security System Inspection/Repair													0
4143-03	Other Security Program Mgmt.													0
Total Security		0	0	0	0	0	0	0	0	0	0	0	0	0
LIFE SAFETY														
4146-01	Life & Safety Compliance	208		1,290		208		208		208		416		2,538
4146-02	Fire/Alarm Phone or Internet Connection													0
Total Life Safety		208	0	1,290	0	208	0	208	0	208	0	416	0	2,538
VEHICLES														
4148-01	Vehicle Repair & Maintenance													0
4148-02	Fuel													0
4148-03	Insurance													0
4148-04	Tires													0
Total Vehicles		0	0	0	0	0	0	0	0	0	0	0	0	0

Liberty Bay - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
OFFICE														
4152-01	Office Supplies	10	10	10	10	10	10	10	10	10	10	10	10	120
4152-02	Petty Cash													0
4152-03	Computer Peripherals													0
4152-04	Copier Maintenance Agreements													0
4152-05	Toner/Ink													0
4152-06	Postage & Courier	6	6	6	6	6	6	6	6	6	6	6	6	72
4152-07	Professional Printing													0
4152-08	Misc. Office Equipment													0
	Total Office	16	16	16	16	16	16	16	16	16	16	16	16	192
EMPLOYEE														
4154-01	Recruiting													0
4154-02	Morale/Awards													0
4154-03	Travel	11	11	11	11	11	11	11	11	11	11	11	11	132
4154-04	Training													0
4154-05	Professional Publications (Fees)	25	25	25	25	25	25	25	25	25	25	25	25	300
4154-06	Dues / Subscriptions		96											96
4154-07	Memberships													0
	Total Employee	36	132	36	36	36	36	36	36	36	36	36	36	528
INFORMATION TECHNOLOGY														
4157-01	Software/Maintenance Subscriptions	39	39	39	39	39	39	39	39	39	39	39	39	462
4157-02	Computer / Printers /Scanners (non cap)	35	35	35	35	535	35	35	35	35	35	35	35	920
4157-03	Professional Support	15	15	15	15	15	15	15	15	15	15	15	15	180
4157-04	Cellular Phone	10	10	10	210	10	10	10	10	10	10	10	10	320
	Total IT	99	99	99	299	599	99	99	99	99	99	99	99	1,882
ADVERTISING & MARKETING														
4161-01	Rental Magazines													0
4161-02	Newspapers													0
4161-03	Online Advertising													0
4161-04	Website Hosting & Maintenance													0
	Total Advertising	0	0	0	0	0	0	0	0	0	0	0	0	0
RESIDENT EXPENSES														
4165-01	Screening Fees							86						86
4165-02	Utility Reimbursement													0
4165-03	Relocation Costs													0
4165-04	Resident Activities													0
4165-05	Resident Services Contract													0
4165-06	Resident Services													0
	Total Resident	0	0	0	0	0	0	86	0	0	0	0	0	86

Liberty Bay - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
ADMINISTRATION														
4175-01	Management Fees	1,948	1,948	1,948	1,948	1,948	1,948	1,948	1,948	1,948	1,948	1,948	1,948	23,370
4175-02	Asset Management Fees													0
4175-03	Partnership Administration Fees	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561	18,730
4175-04	Compliance Monitoring Fees													0
4175-05	Incentive Management Fees													0
4175-06	Investor Services Fees	150	150	150	150	150	150	150	150	150	150	150	150	1,801
4175-07	Tax Credit Monitoring Fees													0
4175-08	Tenant Services Fees													0
4175-09	Trustee Fees													0
4175-10	Bookkeeping Fees													0
4175-11	Legal Fees							500						500
4175-12	Bank Fees													0
4175-13	Audit Expenses	417	417	417	417	417	417	417	417	417	417	417	417	5,004
4175-14	Bad Debt													0
4175-15	Public Relations													0
4175-16	Miscellaneous													0
Total Administration		4,075	4,075	4,075	4,075	4,075	4,075	4,575	4,075	4,075	4,075	4,075	4,075	49,405
OTHER FIXED EXPENSES														
4181-03	Property & Liability Insurance	294	295	295	295	295	295	295	295	295	295	295	295	3,539
4181-04	Fidelity Bond Insurance													0
4181-05	Real Estate Taxes													0
4181-06	Payment In Lieu of Taxes													0
4181-07	Fire District Fees													0
4181-08	Other Taxes & Licenses	60	0	0	0	0	0	0	0	0	0	0	0	60
Total Other		354	295	295	295	295	295	295	295	295	295	295	295	3,599
TOTAL OPERATING EXPENSES		10,284	9,991	11,964	10,746	11,382	10,524	12,700	10,649	11,177	10,796	11,885	10,265	132,365
NET OPERATING INCOME		2,232	2,970	1,026	2,244	1,608	2,437	261	2,312	1,784	2,165	1,076	2,696	22,809

Liberty Bay - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

DEBT SERVICE														
4185-01	Principal												12,971	12,971
4185-02	Interest on Bonds Payable													0
4185-03	Interest on Notes Payable												470	470
4185-04	Mortgage Insurance Premium													0
4185-05	Miscellaneous Financing Expenses													0
TOTAL DEBT SERVICE		0	0	0	0	0	0	0	0	0	0	0	13,441	13,441

OPERATIONAL CASH FLOW	2,232	2,970	1,026	2,244	1,608	2,437	261	2,312	1,784	2,165	1,076	(10,745)	9,369
------------------------------	-------	-------	-------	-------	-------	-------	-----	-------	-------	-------	-------	----------	-------

CAPITAL EXPENDITURES FROM OPERATIONS														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM OPERATIONS		0	0	0	0	0	0	0	0	0	0	0	0	0

NET CASH FLOW	2,232	2,970	1,026	2,244	1,608	2,437	261	2,312	1,784	2,165	1,076	(10,745)	9,369
----------------------	-------	-------	-------	-------	-------	-------	-----	-------	-------	-------	-------	----------	-------

YTD TOTAL NET CASH FLOW	2,232	5,202	6,228	8,472	10,079	12,516	12,777	15,089	16,873	19,037	20,113	9,369
--------------------------------	-------	-------	-------	-------	--------	--------	--------	--------	--------	--------	--------	-------

RESERVE FUNDING OF OPERATIONS	630	630	630	630	630	630	630	630	630	630	630	630	7,560
--------------------------------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-------

CASH FLOW AFTER RESERVE FUNDING	1,602	4,572	5,598	7,842	9,449	11,886	12,147	14,459	16,243	18,407	19,483	8,739	1,809
--	-------	-------	-------	-------	-------	--------	--------	--------	--------	--------	--------	-------	-------

CAPITAL EXPENDITURES FROM RESERVES														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM RESERVES		0	0	0	0	0	0	0	0	0	0	0	0	0

Dyes Inlet - Golden Tides III

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

INCOME

GROSS POTENTIAL INCOME														
3110-05	+ Tenant Rent	8,520	8,520	8,520	8,520	8,520	8,520	8,520	8,520	8,520	8,520	8,520	8,520	102,240
3110-10	+ Rental Subsidies	270	270	270	270	270	270	270	270	270	270	270	270	3,240
3110-11	+ Section 8 Income	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	25,920
3115-01	- Vacancy Loss	300		300		300		300		300		300		1,800
3115-02	- Rental Concessions													0
3115-03	- Collection Loss													0
	Total Rental Income	10,650	10,950	10,650	10,950	10,650	10,950	10,650	10,950	10,650	10,950	10,650	10,950	129,600

OTHER INCOME														
3422-01	Laundry / Vending	100	100	100	100	100	100	200	100	100	100	100	100	1,300
3422-02	Tenant Charges	50	50	50	50	50	50	50	50	50	50	50	50	600
3422-03	Miscellaneous / Other (interest gf)					2								2
	Total Other Income	150	150	150	150	152	150	250	150	150	150	150	150	1,902

TOTAL INCOME	10,800	11,100	10,800	11,100	10,802	11,100	10,900	11,100	10,800	11,100	10,800	11,100	10,800	131,502
--------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

EXPENSES

SALARIES / WAGES - Administrative														
4110-01	Site Manager	790	790	790	790	790	790	790	790	790	790	790	790	9,480
4110-02	Administrative Free Unit													0
4110-03	Office Staff	109	109	109	109	109	109	109	109	109	109	109	109	1,308
4110-06	Compensated Absences													0
4110-07	Severance Pay													0
														0
	Total Salaries / Wages	899	899	899	899	899	899	899	899	899	899	899	899	10,788

BENEFITS - Administrative														
4113-01	Retirement - PERS	154	154	154	154	154	154	154	154	154	154	154	154	1,847
4113-02	Voya Matching Contribution	3	3	3	3	3	3	3	3	3	3	3	3	41
4113-03	Health Savings Accounts	72	72	72	72	72	72	72	72	72	72	72	72	867
4113-04	Medical Insurance	300	300	300	300	300	300	300	300	300	300	300	300	3,601
4113-05	Dental Insurance	45	45	45	45	45	45	45	45	45	45	45	45	536
4113-06	State Unemployment	13	13	13	13	13	13	13	13	13	13	13	13	159
4113-07	Workers' Compensation (L&I)	73	73	73	73	73	73	73	73	73	73	73	73	875
4113-08	Life Insurance - Group / Life, AD&D, LTD	5	5	5	5	5	5	5	5	5	5	5	5	66
4113-09	Social Security / Medicare	18	18	18	18	18	18	18	18	18	18	18	18	211
4113-10	Vision Insurance	8	8	8	8	8	8	8	8	8	8	8	8	95
	Total Benefits	691	691	691	691	691	691	691	691	691	691	691	691	8,295

Dyes Inlet - Golden Tides III

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
SALARIES / WAGES - Maintenance														
4115-01	Maintenance Manager	143	143	143	143	143	143	143	143	143	143	143	143	1,716
4115-02	Maintenance Technician	934	934	934	934	934	934	934	934	934	934	934	934	11,209
4115-03	Maintenance Free Unit													0
4115-06	Compensated Absences													0
4115-07	Severance Pay													0
	Total Salaries / Wages	1,077	1,077	1,077	1,077	1,077	1,077	1,077	1,077	1,077	1,077	1,077	1,077	12,925
BENEFITS - Maintenance														
4125-01	Retirement - PERS	138	138	138	138	138	138	138	138	138	138	138	138	1,652
4125-02	Voya Matching Contribution	5	5	5	5	5	5	5	5	5	5	5	5	56
4125-03	Health Savings Accounts	50	50	50	50	50	50	50	50	50	50	50	50	600
4125-04	Medical Insurance	333	333	333	333	333	333	333	333	333	333	333	333	4,000
4125-05	Dental Insurance	52	52	52	52	52	52	52	52	52	52	52	52	619
4125-06	State Unemployment	12	12	12	12	12	12	12	12	12	12	12	12	139
4125-07	Workers' Compensation (L&I)	56	56	56	56	56	56	56	56	56	56	56	56	673
4125-08	Life Insurance - Group / Life, AD&D, LTD	6	6	6	6	6	6	6	6	6	6	6	6	76
4125-09	Social Security / Medicare	16	16	16	16	16	16	16	16	16	16	16	16	189
4125-10	Vision Insurance	6	6	6	6	6	6	6	6	6	6	6	6	72
	Total Benefits	673	673	673	673	673	673	673	673	673	673	673	673	8,075
UTILITIES														
4128-01	Electricity - Common Area	220	220	220	220	220	220	220	220	220	220	220	220	2,640
4128-02	Natural Gas													0
4128-03	Water	255	255	255	255	255	255	255	255	255	255	255	255	3,060
4128-04	Sewer	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	12,900
4128-05	Trash Removal	160	160	160	160	160	160	160	160	160	160	160	160	1,920
4128-06	Telephone - Elevator/Entry to Bldg.	67	67	67	67	67	67	67	67	67	67	67	67	804
4128-07	Internet													0
	Total Utilities	1,777	1,777	1,777	1,777	1,777	1,777	1,777	1,777	1,777	1,777	1,777	1,777	21,324
TURNOVER COSTS														
4132-01	Utilities - Vacant Units	28	28	28	28	28	28	28	28	28	28	28	28	336
4132-02	Apartment Cleaning		120				120			120			120	480
4132-03	Carpet Cleaning				120			120			120			360
4132-04	Painting				100	100		100			100		100	500
4132-05	General Repairs / Maintenance	100	100		100	100	100	100		100	100	100	100	1,000
4132-06	Appliance Repair/Replace	300				300					300			900
	Total Turnover Costs	428	248	28	348	528	248	348	28	248	648	128	348	3,576

Dyes Inlet - Golden Tides III

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
MAINTENANCE & REPAIR														
4138-01	Plumbing	100				100			100					300
4138-02	Common Area Maintenance	20	20	20	20	20	20	20	20	20	20	20	20	240
4138-03	Appliance Repair -- Current Tenants		25		25		25		25		25			125
4138-04	Electrical Repair & Maintenance							150						150
4138-05	Painting / Decorating													0
4138-06	Painting - Exterior													0
4138-07	Lighting - Repairs							50	50	50	50	50	50	300
4138-08	Lighting - Bulbs/exterior							25	25	25	25	25	25	150
4138-09	Landscaping			314	314		100	314	314	314	314	314		2,297
4138-10	Signage													0
4138-11	Elevator	750	750	750	750	750	750	750	750	750	750	750	750	9,000
4138-12	Keys & Locks			25			25			25			25	100
4138-13	Pest Control	50			50			50		50		50		250
4138-14	HVAC													0
4138-15	Interior Repairs - Current Tenants	100			100			100			100		100	500
4138-16	Window Washing													0
4138-17	Fences / Gates													0
4138-18	Parking Lot													0
4138-19	Roof Maintenance													0
4138-20	Building Maintenance - Exterior							500						500
4138-21	Equipment Rental													0
4138-22	Tools	25	25	25	25	25	25	25	25	25	25	25	25	300
Total Maintenance & Repair		1,045	820	1,134	1,284	895	945	1,984	1,309	1,259	1,309	1,234	995	14,212
JANITORIAL / CLEANING														
4141-01	Janitorial Contract Cleaning	120	120	120	120	120	120	120	120	120	120	120	120	1,440
4141-02	Cleaning Supplies (non-turnover)													0
Total Janitorial		120	120	120	120	120	120	120	120	120	120	120	120	1,440
SECURITY														
4143-01	Security Monitoring													0
4143-02	Security System Inspection/Repair													0
4143-03	Other Security Program Mgmt.													0
Total Security		0	0	0	0	0	0	0	0	0	0	0	0	0
LIFE SAFETY														
4146-01	Life & Safety Compliance			135			135			1,235			135	1,640
4146-02	Fire/Alarm Phone or Internet Connection													0
Total Life Safety		0	0	135	0	0	135	0	0	1,235	0	0	135	1,640
VEHICLES														
4148-01	Vehicle Repair & Maintenance													0
4148-02	Fuel													0
4148-03	Insurance													0
4148-04	Tires													0
Total Vehicles		0	0	0	0	0	0	0	0	0	0	0	0	0

Dyes Inlet - Golden Tides III

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
OFFICE														
4152-01	Office Supplies	20					20				20			60
4152-02	Petty Cash	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4152-03	Computer Peripherals										100			100
4152-04	Copier Maintenance Agreements	12	12	12	12	12	12	12	12	12	12	12	12	144
4152-05	Toner/Ink													0
4152-06	Postage & Courier	20					20				60			100
4152-07	Professional Printing													0
4152-08	Misc. Office Equipment													0
	Total Office	152	112	112	112	112	152	112	112	112	292	112	112	1,604
EMPLOYEE														
4154-01	Recruiting	20			20			20			20			80
4154-02	Morale/Awards	10	10	10	10	10	10	10	10	10	10	10	10	120
4154-03	Travel													0
4154-04	Training													0
4154-05	Professional Publications													0
4154-06	Dues / Subscriptions									54				54
4154-07	Memberships													0
	Total Employee	30	10	10	30	10	10	30	10	64	30	10	10	254
INFORMATION TECHNOLOGY														
4157-01	Software/Maintenance Subscriptions	71	71	71	71	71	71	71	71	71	71	71	71	853
4157-02	Computer / Printers /Scanners (non cap)	45	45	45	45	545	45	45	45	45	45	45	45	1,040
4157-03	Professional Support	43	43	43	43	43	43	43	43	43	43	43	43	516
4157-04	Cellular Phone	20	20	220	20	20	20	20	20	20	20	20	20	440
	Total IT	179	179	379	179	679	179	179	179	179	179	179	179	2,849
ADVERTISING & MARKETING														
4161-01	Rental Magazines													0
4161-02	Newspapers													0
4161-03	Online Advertising							36						36
4161-04	Website Hosting & Maintenance													0
	Total Advertising	0	0	0	0	0	0	36	0	0	0	0	0	36
RESIDENT EXPENSES														
4165-01	Screening Fees		43	43	43	43								172
4165-02	Utility Reimbursement													0
4165-03	Relocation Costs													0
4165-04	Resident Activities	100			100			100				100		400
4165-05	Resident Services Contract													0
4165-06	Resident Services													0
	Total Resident	100	43	43	143	43	0	100	0	0	0	100	0	572

Dyes Inlet - Golden Tides III

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
ADMINISTRATION														
4175-01	Management Fees	593	593	593	593	593	593	593	593	593	593	593	593	7,116
4175-02	Asset Management Fees													0
4175-03	Partnership Administration Fees													0
4175-04	Compliance Monitoring Fees													0
4175-05	Incentive Management Fees													0
4175-06	Investor Services Fees													0
4175-07	Tax Credit Monitoring Fees													0
4175-08	Tenant Services Fees													0
4175-09	Trustee Fees													0
4175-10	Bookkeeping Fees													0
4175-11	Legal Fees													0
4175-12	Bank Fees													0
4175-13	Audit Expenses													0
4175-14	Bad Debt													0
4175-15	Public Relations													0
4175-16	Miscellaneous													0
Total Administration		593	593	593	593	593	593	593	593	593	593	593	593	7,116
OTHER FIXED EXPENSES														
4181-03	Property & Liability Insurance	324	324	324	324	324	324	324	324	324	324	325	325	3,890
4181-04	Fidelity Bond Insurance													0
4181-05	Real Estate Taxes													0
4181-06	Payment In Lieu of Taxes													0
4181-07	Fire District Fees													0
4181-08	Other Taxes & Licenses	0	20	0	0	0	0	20	0	0	0	0	20	60
Total Other		324	344	324	324	324	324	344	324	324	324	325	345	3,950
TOTAL OPERATING EXPENSES		8,088	7,586	7,995	8,250	8,421	7,823	8,963	7,792	9,251	8,612	7,918	7,954	98,657
NET OPERATING INCOME		2,712	3,514	2,805	2,850	2,381	3,277	1,937	3,308	1,549	2,488	2,882	3,146	32,845

Dyes Inlet - Golden Tides III

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

DEBT SERVICE														
4185-01	Principal													0
4185-02	Interest on Bonds Payable													0
4185-03	Interest on Notes Payable						34,615							34,615
4185-04	Mortgage Insurance Premium													0
4185-05	Miscellaneous Financing Expenses													0
TAL DEBT SERVICE		0	0	0	0	0	34,615	0	0	0	0	0	0	34,615

OPERATIONAL CASH FLOW	2,712	3,514	2,805	2,850	2,381	(31,338)	1,937	3,308	1,549	2,488	2,882	3,146	(1,770)
------------------------------	-------	-------	-------	-------	-------	----------	-------	-------	-------	-------	-------	-------	---------

CAPITAL EXPENDITURES FROM OPERATIONS														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM OPERATIONS		0	0	0	0	0	0	0	0	0	0	0	0	0

NET CASH FLOW	2,712	3,514	2,805	2,850	2,381	(31,338)	1,937	3,308	1,549	2,488	2,882	3,146	(1,770)
----------------------	-------	-------	-------	-------	-------	----------	-------	-------	-------	-------	-------	-------	---------

YTD TOTAL NET CASH FLOW	2,712	6,225	9,030	11,880	14,260	(17,078)	(15,141)	(11,834)	(10,285)	(7,797)	(4,916)	(1,770)
--------------------------------	-------	-------	-------	--------	--------	----------	----------	----------	----------	---------	---------	---------

RESERVE FUNDING OF OPERATIONS	479	479	479	479	479	479	479	479	479	479	479	479	5,748
--------------------------------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-------

CASH FLOW AFTER RESERVE FUNDING	2,233	5,746	8,551	11,401	13,781	(17,557)	(15,620)	(12,313)	(10,764)	(8,276)	(5,395)	(2,249)	(7,518)
--	-------	-------	-------	--------	--------	----------	----------	----------	----------	---------	---------	---------	---------

CAPITAL EXPENDITURES FROM RESERVES														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM RESERVES		0	0	0	0	0	0	0	0	0	0	0	0	0

Red Barn - Port Orchard Vista - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

INCOME

GROSS POTENTIAL INCOME														
3110-05	+ Tenant Rent	18,284	18,284	18,284	18,284	18,284	18,284	18,284	18,284	18,284	18,284	18,284	18,284	219,408
3110-10	+ Rental Subsidies	375	375	375	375	375	375	375	375	375	375	375	375	4,500
3110-11	+ Section 8 Income	10,369	10,369	10,369	10,369	10,369	10,369	10,369	10,369	10,369	10,369	10,369	10,369	124,428
3115-01	- Vacancy Loss	600				600					600			1,800
3115-02	- Rental Concessions													0
3115-03	- Collection Loss													0
	Total Rental Income	28,428	29,028	29,028	29,028	28,428	29,028	29,028	29,028	29,028	28,428	29,028	29,028	346,536

OTHER INCOME														
3422-01	Laundry / Vending	208	208	208	208	208	208	208	208	208	208	208	208	2,496
3422-02	Tenant Charges	70	70	70	70	70	70	70	70	70	70	70	70	840
3422-03	Miscellaneous / Other													0
	Total Other Income	278	278	278	278	278	278	278	278	278	278	278	278	3,336

TOTAL INCOME	28,706	29,306	29,306	29,306	28,706	29,306	29,306	29,306	29,306	29,306	28,706	29,306	29,306	349,872
--------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

EXPENSES

SALARIES / WAGES - Administrative														
4110-01	Site Manager	1,776	1,776	1,776	1,776	1,776	1,776	1,776	1,776	1,776	1,776	1,776	1,776	21,312
4110-02	Administrative Free Unit													0
4110-03	Office Staff	109	109	109	109	109	109	109	109	109	109	109	109	1,308
4110-06	Compensated Absences													0
4110-07	Severance Pay													0
														0
	Total Salaries / Wages	1,885	1,885	1,885	1,885	1,885	1,885	1,885	1,885	1,885	1,885	1,885	1,885	22,620

BENEFITS - Administrative														
4113-01	Retirement - PERS	218	218	218	218	218	218	218	218	218	218	218	218	2,622
4113-02	Voya Matching Contribution	3	3	3	3	3	3	3	3	3	3	3	3	41
4113-03	Health Savings Accounts	6	6	6	6	6	6	6	6	6	6	6	6	67
4113-04	Medical Insurance	372	372	372	372	372	372	372	372	372	372	372	372	4,461
4113-05	Dental Insurance	55	55	55	55	55	55	55	55	55	55	55	55	665
4113-06	State Unemployment	19	19	19	19	19	19	19	19	19	19	19	19	225
4113-07	Workers' Compensation (L&I)	90	90	90	90	90	90	90	90	90	90	90	90	1,077
4113-08	Life Insurance - Group / Life, AD&D, LTD	8	8	8	8	8	8	8	8	8	8	8	8	98
4113-09	Social Security / Medicare	25	25	25	25	25	25	25	25	25	25	25	25	299
4113-10	Vision Insurance	6	6	6	6	6	6	6	6	6	6	6	6	74
	Total Benefits	802	802	802	802	802	802	802	802	802	802	802	802	9,628

Red Barn - Port Orchard Vista - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
SALARIES / WAGES - Maintenance														
4115-01	Maintenance Manager	143	143	143	143	143	143	143	143	143	143	143	143	1,716
4115-02	Maintenance Technician	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	13,680
4115-03	Maintenance Free Unit													0
4115-06	Compensated Absences													0
4115-07	Severance Pay													0
	Total Salaries / Wages	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	15,396
BENEFITS - Maintenance														
4125-01	Retirement - PERS	155	155	155	155	155	155	155	155	155	155	155	155	1,863
4125-02	Voya Matching Contribution	5	5	5	5	5	5	5	5	5	5	5	5	56
4125-03	Health Savings Accounts	80	80	80	80	80	80	80	80	80	80	80	80	960
4125-04	Medical Insurance	198	198	198	198	198	198	198	198	198	198	198	198	2,373
4125-05	Dental Insurance	24	24	24	24	24	24	24	24	24	24	24	24	286
4125-06	State Unemployment	13	13	13	13	13	13	13	13	13	13	13	13	157
4125-07	Workers' Compensation (L&I)	86	86	86	86	86	86	86	86	86	86	86	86	1,036
4125-08	Life Insurance - Group / Life, AD&D, LTD	6	6	6	6	6	6	6	6	6	6	6	6	68
4125-09	Social Security / Medicare	18	18	18	18	18	18	18	18	18	18	18	18	213
4125-10	Vision Insurance	4	4	4	4	4	4	4	4	4	4	4	4	45
	Total Benefits	588	588	588	588	588	588	588	588	588	588	588	588	7,056
UTILITIES														
4128-01	Electricity - Common Area	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	37,200
4128-02	Natural Gas													0
4128-03	Water	1,088	1,088	1,088	1,088	1,088	1,088	1,088	1,088	1,088	1,088	1,088	1,088	13,056
4128-04	Sewer	2,434	2,434	2,434	2,434	2,434	2,434	2,434	2,434	2,434	2,434	2,434	2,434	29,208
4128-05	Trash Removal	395	395	395	395	395	395	395	395	395	395	395	395	4,740
4128-06	Telephone	233	233	233	233	233	233	233	233	233	233	233	233	2,796
4128-07	Internet													0
	Total Utilities	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250	87,000
TURNOVER COSTS														
4132-01	Utilities - Vacant Units	50			50			50			50			200
4132-02	Apartment Cleaning													0
4132-03	Carpet Cleaning	120			120			120			120			480
4132-04	Painting	140			140			140			140			560
4132-05	General Repairs / Maintenance-materials	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4132-06	Appliance Repair	50	50	50	50	50	50	50	50	50	50	50	50	600
	Total Turnover Costs	460	150	150	460	150	150	460	150	150	460	150	150	3,040

Red Barn - Port Orchard Vista - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
MAINTENANCE & REPAIR														
4138-01	Plumbing	75	75	75	75	75	75	75	75	75	75	75	75	900
4138-02	Common Area Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-03	Appliance Repair -- Current Tenants	50		50			50			50		50	50	300
4138-04	Electrical Repair & Maintenance	50	50	50	50	50	50	50	50	50	50	50	50	600
4138-05	Painting / Decorating													0
4138-06	Painting - Exterior	750						750						1,500
4138-07	Lighting - Repairs							50	50	50	50	50	50	300
4138-08	Lighting - Bulbs							25	25	25	25	25	25	150
4138-09	Landscaping			433	433	433		433	433	433	433	433	433	3,897
4138-10	Signage													0
4138-11	Elevator	522	522	522	522	522	522	522	522	522	522	522	522	6,264
4138-12	Keys & Locks				25				25			25		75
4138-13	Pest Control	300												300
4138-14	HVAC											500		500
4138-15	Interior Repairs - Current Tenants	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-16	Window Washing													0
4138-17	Fences / Gates													0
4138-18	Parking Lot													0
4138-19	Roof Maintenance													0
4138-20	Building Maintenance - Exterior							100	100	100	100	100	100	600
4138-21	Equipment Rental	25		25		25		25		25		25		150
4138-22	Tools	50	50	50	50	50	50	50	50	50	50	50	50	600
	Total Maintenance & Repair	2,022	897	1,405	1,355	1,355	947	2,280	1,530	1,580	1,505	2,105	1,555	18,536
JANITORIAL / CLEANING														
4141-01	Janitorial Contract Cleaning	240	240	240	240	240	240	240	240	240	240	240	240	2,880
4141-02	Cleaning Supplies (non-turnover)													0
	Total Janitorial	240	240	240	240	240	240	240	240	240	240	240	240	2,880
SECURITY														
4143-01	Security Monitoring													0
4143-02	Security System Inspection/Repair													0
4143-03	Other Security Program Mgmt.													0
	Total Security	0	0	0	0	0	0	0	0	0	0	0	0	0
LIFE SAFETY														
4146-01	Life & Safety Compliance	105		1,205	105	105	105	400	105	105	105	105	105	2,550
4146-02	Fire/Alarm Phone or Internet Connection													0
	Total Life Safety	105	0	1,205	105	105	105	400	105	105	105	105	105	2,550
VEHICLES														
4148-01	Vehicle Repair & Maintenance													0
4148-02	Fuel							25		25		25		75
4148-03	Insurance													0
4148-04	Tires													0
	Total Vehicles	0	0	0	0	0	0	25	0	25	0	25	0	75

Red Barn - Port Orchard Vista - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
OFFICE														
4152-01	Office Supplies	20	20	20	20	20	20	20	20	20	20	20	20	240
4152-02	Petty Cash	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4152-03	Computer Peripherals							1,500						1,500
4152-04	Copier Maintenance Agreements	43	43	43	43	43	43	43	43	43	43	43	43	516
4152-05	Toner/Ink													0
4152-06	Postage & Courier	8	8	8	8	8	8	8	8	8	8	8	8	96
4152-07	Professional Printing (copy /print)													0
4152-08	Misc. Office Equipment													0
	Total Office	171	171	171	171	171	171	1,671	171	171	171	171	171	3,552
EMPLOYEE														
4154-01	Recruiting													0
4154-02	Morale/Awards													0
4154-03	Travel							25	25	25	25	25	25	150
4154-04	Training							25	25	25	25	25	25	150
4154-05	Professional Publications													0
4154-06	Dues / Subscriptions	255												255
4154-07	Memberships													0
	Total Employee	255	0	0	0	0	0	50	50	50	50	50	50	555
INFORMATION TECHNOLOGY														
4157-01	Software/Maintenance Subscriptions	94	94	94	94	94	94	94	94	94	94	94	94	1,130
4157-02	Computer / Printers /Scanners (non cap)	35	35	35	35	535	110	35	35	35	35	35	35	995
4157-03	Professional Support	125	125	125	125	125	125	125	125	125	125	125	125	1,500
4157-04	Cellular Phone	34	34	34	34	34	234	34	34	34	34	34	34	608
	Total IT	288	288	288	288	788	563	288	288	288	288	288	288	4,233
ADVERTISING & MARKETING														
4161-01	Rental Magazines													0
4161-02	Newspapers													0
4161-03	Online Advertising	18	18	18	18	18	18	18	18	18	18	18	18	216
4161-04	Website Hosting & Maintenance													0
	Total Advertising	18	18	18	18	18	18	18	18	18	18	18	18	216
RESIDENT EXPENSES														
4165-01	Screening Fees	43	43	43	43	43	43	43	43	43	43	43	43	516
4165-02	Utility Reimbursement													0
4165-03	Relocation Costs													0
4165-04	Resident Activities	25	25	25	25	25	25	25	25	25	25	25	25	300
4165-05	Resident Services Contract													0
4165-06	Resident Services													0
	Total Resident	68	68	68	68	68	68	68	68	68	68	68	68	816

Red Barn - Port Orchard Vista - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
ADMINISTRATION														
4175-01	Management Fees	1,690	1,690	1,690	1,690	1,690	1,690	1,690	1,690	1,690	1,690	1,690	1,690	20,280
4175-02	Asset Management Fees													0
4175-03	Partnership Administration Fees	2,695	2,695	2,695	2,695	2,695	2,695	2,695	2,695	2,695	2,695	2,695	2,695	32,340
4175-04	Compliance Monitoring Fees	1,845												1,845
4175-05	Incentive Management Fees													0
4175-06	Investor Services Fees	189	189	189	189	189	189	189	189	189	189	189	189	2,269
4175-07	Tax Credit Monitoring Fees	1,845												1,845
4175-08	Tenant Services Fees	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	13,452
4175-09	Trustee Fees													0
4175-10	Bookkeeping Fees													0
4175-11	Legal Fees													0
4175-12	Bank Fees													0
4175-13	Audit Expenses		3,825	3,825										7,650
4175-14	Bad Debt													0
4175-15	Public Relations													0
4175-16	Miscellaneous													0
Total Administration		9,385	9,520	9,520	5,695	5,695	5,695	5,695	5,695	5,695	5,695	5,695	5,695	79,681

OTHER FIXED EXPENSES														
4181-03	Property & Liability Insurance	833	833	833	833	833	833	834	834	834	834	834	834	10,002
4181-04	Fidelity Bond Insurance													0
4181-05	Real Estate Taxes													0
4181-06	Payment In Lieu of Taxes													0
4181-07	Fire District Fees													0
4181-08	Other Taxes & Licenses	65	0	0	0	0	0	0	0	0	0	0	0	65
Total Other		898	833	833	833	833	833	834	834	834	834	834	834	10,067

TOTAL OPERATING EXPENSES	25,719	23,994	25,707	21,042	21,232	20,599	23,838	20,958	21,033	21,243	21,558	20,983	267,901
---------------------------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	----------------

NET OPERATING INCOME	2,987	5,312	3,599	8,264	7,474	8,707	5,468	8,348	8,273	7,463	7,748	8,323	81,971
-----------------------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	---------------

Red Barn - Port Orchard Vista - Component Unit

2019 BUDGET DETAIL

Fiscal Year Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

DEBT SERVICE														
4185-01	Principal	1,666	1,676	10,075	1,697	1,830	9,738	1,848	1,737	9,768	1,878	1,768	9,919	53,600
4185-02	Interest on Bonds Payable													0
4185-03	Interest on Notes Payable	3,826	3,817	3,439	3,796	3,664	3,775	3,644	3,755	3,745	3,615	3,724	4,887	45,687
4185-04	Mortgage Insurance Premium													0
4185-05	Miscellaneous Financing Expenses													0
TOTAL DEBT SERVICE		5,492	5,493	13,514	5,493	5,494	13,513	5,492	5,492	13,513	5,493	5,492	14,806	99,287

OPERATIONAL CASH FLOW	(2,505)	(181)	(9,915)	2,771	1,980	(4,806)	(24)	2,856	(5,240)	1,970	2,256	(6,483)	(17,316)
------------------------------	----------------	--------------	----------------	--------------	--------------	----------------	-------------	--------------	----------------	--------------	--------------	----------------	-----------------

CAPITAL EXPENDITURES FROM OPERATIONS														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM OPERATIONS		0	0	0	0	0	0	0	0	0	0	0	0	0

NET CASH FLOW	(2,505)	(181)	(9,915)	2,771	1,980	(4,806)	(24)	2,856	(5,240)	1,970	2,256	(6,483)	(17,316)
----------------------	----------------	--------------	----------------	--------------	--------------	----------------	-------------	--------------	----------------	--------------	--------------	----------------	-----------------

YTD TOTAL NET CASH FLOW	(2,505)	(2,685)	(12,600)	(9,828)	(7,848)	(12,654)	(12,677)	(9,821)	(15,060)	(13,090)	(10,834)	(17,316)
--------------------------------	----------------	----------------	-----------------	----------------	----------------	-----------------	-----------------	----------------	-----------------	-----------------	-----------------	-----------------

RESERVE FUNDING OF OPERATIONS	1,059	1,059	1,059	1,059	1,059	1,059	1,059	1,059	1,059	1,059	1,059	1,059	12,708
--------------------------------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	---------------

CASH FLOW AFTER RESERVE FUNDING	(3,564)	(3,744)	(13,659)	(10,887)	(8,907)	(13,713)	(13,736)	(10,880)	(16,119)	(14,149)	(11,893)	(18,375)	(30,024)
--	----------------	----------------	-----------------	-----------------	----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------

CAPITAL EXPENDITURES FROM RESERVES														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM RESERVES		0	0	0	0	0	0	0	0	0	0	0	0	0

Railroad Avenue - Fjord Vista II - Component Unit

2019 BUDGET DETAIL

Fiscal Year - Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

INCOME

GROSS POTENTIAL INCOME														
3110-05	+ Tenant Rent	5,038	5,038	5,038	5,038	5,038	5,038	5,038	5,038	5,038	5,038	5,038	5,038	60,456
3110-10	+ Rental Subsidies	5,269	5,269	5,269	5,269	5,269	5,269	5,269	5,269	5,269	5,269	5,269	5,269	63,228
3110-11	+ Section 8 Income													0
3115-01	- Vacancy Loss	590	590	590	590	590	590	590	590	590	590	590	590	7,080
3115-02	- Rental Concessions													0
3115-03	- Collection Loss													0
	Total Rental Income	9,717	9,717	9,717	9,717	9,717	9,717	9,717	9,717	9,717	9,717	9,717	9,717	116,604

OTHER INCOME														
3422-01	Laundry / Vending	50	50	50	50	50	50	50	50	50	50	50	50	600
3422-02	Tenant Charges	184	184	184	184	184	184	184	184	184	184	184	184	2,208
3422-03	Miscellaneous / Other			7,500										7,500
	Total Other Income	234	234	7,734	234	234	234	234	234	234	234	234	234	10,308

TOTAL INCOME		9,951	9,951	17,451	9,951	9,951	9,951	9,951	9,951	9,951	9,951	9,951	9,951	126,912
--------------	--	-------	-------	--------	-------	-------	-------	-------	-------	-------	-------	-------	-------	---------

EXPENSES

SALARIES / WAGES - Administrative														
4110-01	Site Manager	616	616	616	616	616	616	616	616	616	616	616	616	7,392
4110-02	Administrative Free Unit													0
4110-03	Office Staff	109	109	109	109	109	109	109	109	109	109	109	109	1,308
4110-06	Compensated Absences													0
4110-07	Severance Pay													0
														0
	Total Salaries / Wages	725	725	725	725	725	725	725	725	725	725	725	725	8,700

BENEFITS - Administrative														
4113-01	Retirement - PERS	99	99	99	99	99	99	99	99	99	99	99	99	1,190
4113-02	Voya Matching Contribution	24	24	24	24	24	24	24	24	24	24	24	24	290
4113-03	Health Savings Accounts	6	6	6	6	6	6	6	6	6	6	6	6	67
4113-04	Medical Insurance	129	129	129	129	129	129	129	129	129	129	129	129	1,553
4113-05	Dental Insurance	35	35	35	35	35	35	35	35	35	35	35	35	419
4113-06	State Unemployment	9	9	9	9	9	9	9	9	9	9	9	9	102
4113-07	Workers' Compensation (L&I)	39	39	39	39	39	39	39	39	39	39	39	39	471
4113-08	Life Insurance - Group / Life, AD&D, LTD	4	4	4	4	4	4	4	4	4	4	4	4	43
4113-09	Social Security / Medicare	11	11	11	11	11	11	11	11	11	11	11	11	136
4113-10	Vision Insurance	4	4	4	4	4	4	4	4	4	4	4	4	49
	Total Benefits	360	360	360	360	360	360	360	360	360	360	360	360	4,320

Railroad Avenue - Fjord Vista II - Component Unit

2019 BUDGET DETAIL

Fiscal Year - Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
	SALARIES / WAGES - Maintenance													
4115-01	Maintenance Manager	143	143	143	143	143	143	143	143	143	143	143	143	1,716
4115-02	Maintenance Technician	735	735	735	735	735	735	735	735	735	735	735	735	8,820
4115-03	Maintenance Free Unit													0
4115-06	Compensated Absences													0
4115-07	Severance Pay													0
	Total Salaries / Wages	878	878	878	878	878	878	878	878	878	878	878	878	10,536

	BENEFITS - Maintenance													
4125-01	Retirement - PERS	133	133	133	133	133	133	133	133	133	133	133	133	1,599
4125-02	Voya Matching Contribution	5	5	5	5	5	5	5	5	5	5	5	5	56
4125-03	Health Savings Accounts	50	50	50	50	50	50	50	50	50	50	50	50	600
4125-04	Medical Insurance	333	333	333	333	333	333	333	333	333	333	333	333	4,000
4125-05	Dental Insurance	52	52	52	52	52	52	52	52	52	52	52	52	619
4125-06	State Unemployment	11	11	11	11	11	11	11	11	11	11	11	11	135
4125-07	Workers' Compensation (L&I)	56	56	56	56	56	56	56	56	56	56	56	56	673
4125-08	Life Insurance - Group / Life, AD&D, LTD	4	4	4	4	4	4	4	4	4	4	4	4	54
4125-09	Social Security / Medicare	15	15	15	15	15	15	15	15	15	15	15	15	183
4125-10	Vision Insurance	6	6	6	6	6	6	6	6	6	6	6	6	72
	Total Benefits	666	666	666	666	666	666	666	666	666	666	666	666	7,989

	UTILITIES													
4128-01	Electricity - Common Area	120	120	120	120	120	120	120	120	120	120	120	120	1,440
4128-02	Natural Gas													0
4128-03	Water	165	165	165	165	165	165	165	165	165	165	165	165	1,980
4128-04	Sewer	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	13,752
4128-05	Trash Removal	275	275	275	275	275	275	275	275	275	275	275	275	3,300
4128-06	Telephone													0
4128-07	Internet													0
	Total Utilities	1,706	1,706	1,706	1,706	1,706	1,706	1,706	1,706	1,706	1,706	1,706	1,706	20,472

	TURNOVER COSTS													
4132-01	Utilities - Vacant Units	20			20			20			20			80
4132-02	Apartment Cleaning	110			110			110			110			440
4132-03	Carpet Cleaning	150			150			150			150			600
4132-04	Painting	300			300			300			300			1,200
4132-05	General Repairs / Maintenance	250			250			250			250			1,000
4132-06	Appliance Repair	250			250			250			250			1,000
	Total Turnover Costs	1,080	0	0	1,080	0	0	1,080	0	0	1,080	0	0	4,320

Railroad Avenue - Fjord Vista II - Component Unit

2019 BUDGET DETAIL

Fiscal Year - Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
MAINTENANCE & REPAIR														
4138-01	Plumbing	100		100		100		100		100		100		600
4138-02	Common Area Maintenance	200	200	200	200	200	200	200	200	200	200	200	200	2,400
4138-03	Appliance Repair -- Current Tenants	200	200	200	200	200	200	200	200	200	200	200	200	2,400
4138-04	Electrical Repair & Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-05	Painting / Decorating													0
4138-06	Painting - Exterior	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-07	Lighting - Repairs													0
4138-08	Lighting - Bulbs	25	25	25	25	25	25	25	25	25	25	25	25	300
4138-09	Landscaping			382	682	682	682	682	682	382	382	382		4,936
4138-10	Signage								1,000					1,000
4138-11	Elevator													0
4138-12	Keys & Locks	50			50			50			50			200
4138-13	Pest Control	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4138-14	HVAC													0
4138-15	Interior Repairs - Current Tenants	250		250		250		250		250		250		1,500
4138-16	Window Washing													0
4138-17	Fences / Gates									500				500
4138-18	Parking Lot													0
4138-19	Roof Maintenance													0
4138-20	Building Maintenance - Exterior	250	250	250	250	250	250	250	250	250	250	250	250	3,000
4138-21	Equipment Rental													0
4138-22	Tools	100	100	100	100	100	100	100	100	100	100	100	100	1,200
	Total Maintenance & Repair	1,475	1,075	1,807	1,807	2,107	1,757	2,157	2,757	2,307	1,507	1,807	1,075	21,636
JANITORIAL / CLEANING														
4141-01	Janitorial Contract Cleaning	15	15	15	15	15	15	15	15	15	15	15	15	180
4141-02	Cleaning Supplies (non-turnover)	50			50			50			50			200
	Total Janitorial	65	15	15	65	15	15	65	15	15	65	15	15	380
SECURITY														
4143-01	Security Monitoring													0
4143-02	Security System Inspection/Repair													0
4143-03	Other Security Program Mgmt.													0
	Total Security	0	0	0	0	0	0	0	0	0	0	0	0	0
LIFE SAFETY														
4146-01	Life & Safety Compliance			1,100										1,100
4146-02	Fire/Alarm Phone or Internet Connection													0
	Total Life Safety	0	0	1,100	0	0	0	0	0	0	0	0	0	1,100
VEHICLES														
4148-01	Vehicle Repair & Maintenance													0
4148-02	Fuel	25			25			25			25			100
4148-03	Insurance													0
4148-04	Tires													0
	Total Vehicles	25	0	0	25	0	0	25	0	0	25	0	0	100

Railroad Avenue - Fjord Vista II - Component Unit

2019 BUDGET DETAIL

Fiscal Year - Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
OFFICE														
4152-01	Office Supplies	35	35	35	35	35	35	35	35	35	35	35	35	420
4152-02	Petty Cash	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4152-03	Computer Peripherals	0	0	0	0	0	0	0	0	0	0	0	0	0
4152-04	Copier Maintenance Agreements	8	8	8	8	8	8	8	8	8	8	8	8	96
4152-05	Toner/Ink					10		10		10		10		40
4152-06	Postage & Courier					11	11	11	11	11	11	11	11	88
4152-07	Professional Printing					36			36			36		108
4152-08	Misc. Office Equipment													0
	Total Office	143	143	143	143	200	154	164	190	164	154	200	154	1,952
EMPLOYEE														
4154-01	Recruiting													0
4154-02	Morale/Awards							25	25	25	25	25	25	150
4154-03	Travel	42	42	42	42	42	42	42	42	42	42	42	42	504
4154-04	Training							100	100	100	100	100	100	600
4154-05	Professional Publications													0
4154-06	Dues / Subscriptions													0
4154-07	Memberships	98												98
	Total Employee	140	42	42	42	42	42	167	167	167	167	167	167	1,352
INFORMATION TECHNOLOGY														
4157-01	Software/Maintenance Subscriptions	47	47	47	47	47	47	47	47	47	47	47	47	562
4157-02	Computer / Printers /Scanners (non cap)	35	35	35	35	535	35	35	35	35	35	35	35	920
4157-03	Professional Support	25	25	25	25	25	25	25	25	25	25	25	25	300
4157-04	Cellular Phone	16	16	216	16	16	16	16	16	16	16	16	16	392
	Total IT	123	123	323	123	623	123	123	123	123	123	123	123	2,174
ADVERTISING & MARKETING														
4161-01	Rental Magazines													0
4161-02	Newspapers													0
4161-03	Online Advertising	32												32
4161-04	Website Hosting & Maintenance													0
	Total Advertising	32	0	0	0	0	0	0	0	0	0	0	0	32
RESIDENT EXPENSES														
4165-01	Screening Fees	43			43			43			43			172
4165-02	Utility Reimbursement													0
4165-03	Relocation Costs													0
4165-04	Resident Activities													0
4165-05	Resident Services Contract													0
4165-06	Resident Services													0
	Total Resident	43	0	0	43	0	0	43	0	0	43	0	0	172

Railroad Avenue - Fjord Vista II - Component Unit

2019 BUDGET DETAIL

Fiscal Year - Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
ADMINISTRATION														
4175-01	Management Fees	1,553	1,553	1,553	1,553	1,553	1,553	1,553	1,553	1,553	1,553	1,553	1,553	18,636
4175-02	Asset Management Fees													0
4175-03	Partnership Administration Fees	378	378	378	378	378	378	378	378	378	378	378	378	4,536
4175-04	Compliance Monitoring Fees													0
4175-05	Incentive Management Fees													0
4175-06	Investor Services Fees	126	126	126	126	126	126	126	126	126	126	126	126	1,512
4175-07	Tax Credit Monitoring Fees													0
4175-08	Tenant Services Fees													0
4175-09	Trustee Fees													0
4175-10	Bookkeeping Fees													0
4175-11	Legal Fees							300		300		300		900
4175-12	Bank Fees													0
4175-13	Audit Expenses													0
4175-14	Bad Debt													0
4175-15	Public Relations													0
4175-16	Miscellaneous													0
	Total Administration	2,057	2,057	2,057	2,057	2,057	2,057	2,357	2,057	2,357	2,057	2,357	2,057	25,584
OTHER FIXED EXPENSES														
4181-03	Property & Liability Insurance	316	316	316	316	317	317	317	317	317	317	317	317	3,800
4181-04	Fidelity Bond Insurance													0
4181-05	Real Estate Taxes													0
4181-06	Payment In Lieu of Taxes													0
4181-07	Fire District Fees													0
4181-08	Other Taxes & Licenses													0
	Total Other	316	316	316	316	317	317	317	317	317	317	317	317	3,800
TOTAL OPERATING EXPENSES		9,834	8,106	10,137	10,036	9,696	8,800	10,833	9,961	9,784	9,872	9,320	8,243	114,619
NET OPERATING INCOME		117	1,845	7,314	(85)	255	1,151	(882)	(10)	167	79	631	1,708	12,293

Railroad Avenue - Fjord Vista II - Component Unit

2019 BUDGET DETAIL

Fiscal Year - Jan - Dec

ACCOUNT NUMBER	ACCOUNT NAME	JUL 2018	AUG 2018	SEPT 2018	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	TOTAL 2019
-------------------	--------------	-------------	-------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

DEBT SERVICE														
4185-01	Principal	614	617	620	623	7,219	629	632	634	637	641	644	1,984	15,494
4185-02	Interest on Bonds Payable													0
4185-03	Interest on Notes Payable	1,507	1,504	1,502	1,499	4,430	1,493	1,490	1,487	1,484	1,481	1,478	2,051	21,406
4185-04	Mortgage Insurance Premium													0
4185-05	Miscellaneous Financing Expenses													0
TAL DEBT SERVICE		2,121	2,121	2,122	2,122	11,649	2,122	2,122	2,121	2,121	2,122	2,122	4,035	36,900

OPERATIONAL CASH FLOW	(2,004)	(276)	5,192	(2,207)	(11,394)	(971)	(3,004)	(2,131)	(1,954)	(2,043)	(1,491)	(2,327)	(24,608)
------------------------------	----------------	--------------	--------------	----------------	-----------------	--------------	----------------	----------------	----------------	----------------	----------------	----------------	-----------------

CAPITAL EXPENDITURES FROM OPERATIONS														
	Land Improvements													0
	Building Improvements													0
	Tenant Improvements													0
	Other Improvements													0
	Appliances													0
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM OPERATIONS		0	0	0	0	0	0	0	0	0	0	0	0	0

NET CASH FLOW	(2,004)	(276)	5,192	(2,207)	(11,394)	(971)	(3,004)	(2,131)	(1,954)	(2,043)	(1,491)	(2,327)	(24,608)
----------------------	----------------	--------------	--------------	----------------	-----------------	--------------	----------------	----------------	----------------	----------------	----------------	----------------	-----------------

YTD TOTAL NET CASH FLOW	(2,004)	(2,279)	2,913	706	(10,687)	(11,658)	(14,662)	(16,792)	(18,746)	(20,789)	(22,281)	(24,608)
--------------------------------	----------------	----------------	--------------	------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------

RESERVE FUNDING OF OPERATIONS	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
--------------------------------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	---------------

CASH FLOW AFTER RESERVE FUNDING	(3,254)	(3,529)	1,663	(544)	(11,937)	(12,908)	(15,912)	(18,042)	(19,996)	(22,039)	(23,531)	(25,858)	(39,608)
--	----------------	----------------	--------------	--------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------

CAPITAL EXPENDITURES FROM RESERVES														
	Land Improvements													0
	Building Improvements	700	700	700	700	700	700	700	700	700	700	700	700	8,400
	Tenant Improvements													0
	Other Improvements													0
	Appliances	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
	Furn, Fix & Equip-Sched													0
TOTAL CAPITAL EXP FROM RESERVES		1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	20,400